

Ridgewood Hills Master HOA Association Recent Hail Damage Update

Many homes in Ridgewood Hills have roofs that were damaged by the recent hail storm(s). <See the number of roofer's signs in the neighborhood>. If yours is one of these, the following information is made available to you.

If a roof is on need of replacement be aware of the requirements in the Covenants and the Architectural Control Guidelines

Filing One

7.10 Roofs All roofs shall have 3 tab asphalt shingles (of a weathered wood color with shadow line or equal) with a minimum 25 year warranty, or such first quality roof material as may be approved by the Architectural Control committee and shall have a minimum pitch of 6/12 with a 12" overhang, unless otherwise approved by the Architectural control committee.

Filing Two

7.11 Roofs Same Requirements

Filing Three

3.10 Roofs Same Requirements

In all cases, uniformity with existing units in the community is required.

If your roof repair is not changing the color or material, and meets the minimum 25-year shingle warranty, NO Design Review Request (DRR) needs to be sent it.

Should you wish to change the color or type of roofing material, download a Design Review Request Document, (http://www.ridgewoodhillshoa.org/pdf/Design_Review_Request.pdf), fill it out and send it to the MSI office at 2725 Rocky Mountain Avenue #330, Loveland Colorado 80535.

The Architectural Control Committee will review the request and it will be processed as quickly as possible. (currently 3-5 days)

With all the roofing companies in the area, knocking on doors and calling on the phone, MAKE SURE A CONTRACTOR IS REGISTERED WITH THE CITY OF FORT COLLINS BEFORE SIGNING A CONTRACT. Make sure they get a permit from the City to install the roof. (Required by the City of Fort Collins). The Board of Directors also recommends that you use a local company in case you have any warranty issues.