

ARLINGTON LAGO VISTA HOA
ACC APPLICATION
ROOF REPLACEMENT

Instructions for the use of this form/owner acknowledgments:

1. The ACC has 21 days to consider this application (DCR 6.04)
2. You should plan your Roof replacement to allow 21 days for the Committee to review this application
3. No work shall commence until approval is granted. If work commences and the application is disapproved, the owner may be required to return the property to its original condition at the owners expense. This could include but is not limited to removal of non-approved shingles.
4. Per DCR 7.01:
Roofs. All roofs will meet the all of the following criteria (i) 320 Pound Composition shingles, (ii) the color of shingles must be "GAF-Elk Timberline Prestique 30 year High-Definition Weathered Wood shingle with ZRidge enhancer", or comparable 30 year product that meets ACC approval, and (iii) otherwise in compliance in all respects with applicable City ordinances. The ACC may consider other superior roofing products and colors on a case-by-case basis.
5. It is noted that the shingle referenced in 4. above has a different name. The new name of the shingle is “**GAF Timberline HDZ, Weathered Wood Shingle with Z Ridge Enhancer.**” This product is currently available on the market.
6. Per Texas Property Code, Section 202.011 - Regulation of Certain Roofing Materials

A property owners' association may not include or enforce a provision in a dedicatory instrument that prohibits or restricts a property owner who is otherwise authorized to install shingles on the roof of the owner's property from installing shingles that:

(1) are designed primarily to:(A) be wind and hail resistant;(B) provide heating and cooling efficiencies greater than those provided by customary composite shingles; or(C) provide solar generation capabilities; and(2) when installed:(A) resemble the shingles used or otherwise authorized for use on property in the subdivision;(B) are more durable than and are of equal or superior quality to the shingles described by Paragraph (A); and(C) match the aesthetics of the property surrounding the owner's property.

Tex. Prop. Code § 202.011

7. At the September 25, 2024 Arlington Lago Vista Board of Directors meeting the board stated “The BOD still recommends using GAF Timberline materials or to make sure and get approval from the ACC before starting work.”
8. This entire form should be completed, scanned and emailed to the ACC Chairperson. The name of the ACC Chairperson is listed on the ALVHOA website or contact the HOA Board members for the current name of the ACC Chairperson.

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1. Date submitted: _____
2. Residents Name: _____
3. Address where project will take place: _____
4. Telephone: _____
5. Primary Email: _____
6. Project Start Date & Completion Date: _____
(start date must be no earlier than 21 days from the submission of this Application - no exceptions)
7. Project Details: (Add additional sheets as necessary)
Shingle Variety – place an **X** in the “Selection” column to indicate the type of shingle you are installing.

Selection	Shingle Variety
	GAF Timberline HD, Weathered Wood Shingle with Z Ridge Enhancer
	GAF Timberline ArmorShield II Weathered Wood Impact-Resistant Architectural Shingles
	OTHER (non-GAF shingle): If this is selected, provide the brand name of the shingle and detailed specification sheet so that the committee can verify the selection is more durable and of equal or superior quality to the recommended (GAF) shingle: Brand of the shingle: _____ _____ Color: _____ Confirm Specification Sheet attached: _____ [✓]

GUTTERS

Are your gutters being replaced following your roof replacement? If you are changing the color of your gutters, please provide details of the new gutter color(s). If you are not changing the color of your gutters, no action is necessary.

8. To view the exact details of how the review process will work, please refer to Article VI, Section 6.04 of the Fourth Amended and Restated Declaration of Covenants, Restrictions, and Easements for Lago Vista HOA.

10. Applicant's Signature _____

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For Lago Vista ACC Use Only:

11. Date all proposal documents were received: _____

12. ☐ Approved

13. ☐ Disapproved: Comments _____

14. ☐ Approved with the following changes: _____

15. Lago Vista HOA, Architectural Control Committee:

Chairman: _____

Committee Member: _____

Committee Member: _____

Date: _____