

## Fairway Pines a Mutual Benefit Corporation

Board Meeting, August 8, 2022

Several if not most of the townhomes have sustained roof damage from the recent hailstorm and will need to have their roofs reshingled. All of the roofs currently have Certainteed shingles, and the color is Heather Blend. Per the Certainteed website, those shingles in that color are still available.

The issue is whether homeowners should be permitted to put different shingles on their roofs. After considering the issue it was agreed that uniformity of appearance is as important for the roofs as it is for the rest of the exterior of the townhomes. The use of different shingles has the potential to undermine that uniformity. One other manufacturer, Owens Corning, has a product identical to the Certainteed product but the color is called Teak.

Article IV, Section 1 (a) of the Covenants, Conditions, Easements and Restrictions provides that no repair or improvement that alters the appearance of the dwellings, including the color scheme, may be made without the prior approval of the Design Review Committee. **This Board constitutes the Design Review Committee and it is the Board's decision that so long as they are available, either the Heather Blend Certainteed or Owens Corning Teak shingles may be used to replace existing shingling.** If any member wants to use a different shingle which purports to be identical in appearance, prior approval of the Board is required.

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Bruce Solberg, President

John Drath, Vice President

Gene Robinson, Treasurer