

THE SANCTUARY ON SPRUCE CREEK
HOMEOWNERS ASSOCIATION
ARCHITECTURAL STANDARDS AND GUIDELINES
ROOFS

Board-Adopted: 4/9/2026

Effective Date: 4/9/2026

I. PURPOSE

These Architectural Standards and Guidelines establish approved roofing materials and color selections to maintain aesthetic consistency and protect property values within the community.

II. AUTHORITY

These standards are adopted pursuant to Article VIII, Section 2 and Article IX of the Declaration of Covenants and Restrictions for Sanctuary on Spruce Creek Homeowners Association.

III. APPLICABILITY

These standards apply to all roof replacements, re-roofing projects, repairs that alter the roof's appearance, material, profile, or color, and roof material changes. Prior written approval from the Architectural Review Committee (ARC) is required before commencing any roofing work.

Routine maintenance or in-kind repairs that do not alter the roof's appearance, material, profile, or color do not require ARC approval.

IV. APPROVED ROOF SHINGLE MANUFACTURERS AND COLORS

- **Owens Corning:** Estate Grey
- **TAMKO:** Oxford Grey
- **CertainTeed:** Georgetown Grey
- **GAF:** Slate Grey

If an approved manufacturer, product line, or color is discontinued or unavailable at the time of replacement, the homeowner may propose the closest reasonably comparable alternative from the same or another manufacturer, subject to ARC approval. Such approval shall be based on similarity in color, texture, and overall appearance.

V. MATERIAL REQUIREMENTS

Roof shingles must be architectural (dimensional) asphalt shingles. Three-tab shingles, metal roofing, tile, or alternative roofing materials are not permitted except as expressly provided in these standards or approved by the ARC pursuant to the Declaration.

VI. APPLICATION REQUIREMENTS

Roofing applications must include:

- Completed ARC application form
- Manufacturer name and product line
- Selected shingle color
- Roofing contractor information
- Proposed installation start and completion dates

VII. REVIEW AND ENFORCEMENT

The ARC will review roofing applications for compliance with these standards. Installation of non-approved materials or colors, or commencement of work prior to ARC approval, constitutes a violation subject to enforcement action pursuant to the Association's adopted enforcement procedures.

Approval of roofing materials or colors is based on the specific facts presented and does not establish precedent for other properties or future applications.

VIII. GRANDFATHERING

Roofs installed in compliance with the architectural standards applicable to the lot and section at the time of installation are considered grandfathered and are not required to be replaced solely due to subsequent changes in approved manufacturers or colors.

IX. CLAY/CONCRETE/SLATE ROOF EXCEPTION

A. Barrington Woods Section (Oxbow Bend Lane)

Homes located within the Barrington Woods section of the community (Oxbow Bend Lane) were originally constructed with clay, concrete, or slate roofing, which is a defining architectural characteristic of that section.

Accordingly:

- Homes in the Barrington Woods section with existing clay/concrete/slate roofs shall replace those roofs only with ARC-approved clay/concrete/slate roofing materials. Replacement with asphalt shingles or other non-clay roofing materials is not permitted.
- Replacement or repair of clay/concrete/slate roofs within the Barrington Woods section shall be subject to ARC approval and must utilize clay/concrete/slate roofing materials that are consistent with the overall architectural aesthetic of

the community. Exact matching of the original roof's color, profile, or appearance is not required.

B. Requests for Alternate Roofing Materials for Roofs Outside Barrington Woods

Clay/concrete/slate roofs are not standard roofing materials in other sections of the community. However:

- Homeowners outside Barrington Woods may submit a request to the ARC for installation of a clay, concrete, or slate roof.
- Such requests will be reviewed on a case-by-case basis under the general architectural criteria set forth in the Declaration, including harmony with surrounding homes, overall aesthetic compatibility, and community consistency.
- Approval of a clay/concrete/slate roof outside Barrington Woods is not guaranteed and shall not be considered precedent for future applications.

C. General Requirements

- All roofing installations, replacements, or material changes, including clay/concrete/slate roofs, require prior written ARC approval.
- Homeowners are responsible for obtaining all required governmental permits and complying with applicable local, state, and hurricane-resistance standards.
- **Structural Suitability:** ARC approval of clay, concrete, or slate roofing materials is based on aesthetic compatibility and does not constitute an endorsement or verification of the structure's ability to support the weight of such materials. Homeowners are strongly encouraged to consult with a licensed structural engineer prior to retrofitting or installing heavy roofing material materials on a structure previously roofed with asphalt shingles.
- Nothing in this exception limits the ARC's authority to impose reasonable conditions of approval to ensure consistency with the community's architectural standards.
- Nothing in these standards is intended to prevent or delay compliance with applicable building codes, insurance requirements, or hurricane-resistance standards. Where such requirements conflict with these standards, the ARC shall work with the homeowner to identify the closest compliant alternative.

X. DISCLAIMER

These standards are intended to supplement, not replace, the Declaration of Covenants and Restrictions. In the event of a conflict, the Declaration shall control.