

## Roof Replacement/Repair

We continue to see the impact of Irma and Ian within our community, especially when it comes to roof replacement and repair. Some insurance companies are suggesting that tile damage can be remedied by simply replacing damaged tiles.

Our HOA rules regarding Board approval of roof replacement or repair are written to ensure that our community has a uniform look and feel and maintains our community standards.

Section 4.1 of our Covenants, Conditions and Standards require all replacements, repairs and alterations to any residence be consistent with the original design, and that all roof projects require Board approval. Any roof repair of tiles must be an exact match to the original tiles, in color, shape and size. As many of the roofs within our community are over 20 years old, this standard will most likely be impossible to achieve. Therefore, in the majority of situations, our Board will not approve simply replacing damaged tiles with new tiles but will require full replacement of the roof.

Finally, when you pair Florida Statute 626.9744 with our Covenants, Conditions and Standards, the likely outcome is those residents in need of tile replacement will most often require a new roof.

Mitchell Dario, President

November 16, 2022