

December 26, 2024

To: Brookshire Homeowner's Association

Subject: Proposal to Expand Roofing Material Options

Dear Brookshire Homeowner's Association Board Members,

We are writing to propose an amendment to our community's approved roofing guidelines to include high-quality synthetic roofing materials as an alternative to traditional cedar shake. While cedar shake has been a hallmark of our neighborhood's aesthetic, advancements in roofing materials present an opportunity to achieve the same visual appeal while enhancing durability, sustainability, and cost-effectiveness.

Reasons to Include Synthetic Roofing Materials

1. Aesthetic Compatibility

Modern synthetic roofing options are engineered to replicate the appearance of cedar shake with remarkable accuracy. They are available in a variety of colors and textures, ensuring they blend seamlessly with the architectural style of our community.

2. Durability and Performance

Synthetic roofing materials are designed to withstand harsh weather conditions, including heavy rain, snow, wind, and UV exposure, essential with the increasingly severe weather our region is experiencing. Unlike cedar shake, which can degrade over time, synthetic materials resist cracking, warping, and moss growth, offering long-term reliability.

3. Safety Improvements

Synthetic roofing is often fire-resistant, reducing the risk of fire hazards associated with natural wood materials and enhancing resident safety.

4. Environmental Benefits

Many synthetic roofing products are made from recycled materials, promoting sustainability. Additionally, their extended lifespan means fewer replacements and less waste, supporting our community's environmental goals.

5. Cost-Effectiveness

While the upfront cost of synthetic roofing may be comparable to cedar shake, the reduced maintenance and longer lifespan result in significant cost savings over time. This makes it an attractive option for homeowners looking to balance aesthetics with financial prudence.

6. Increased Home Value

Homes with low-maintenance and durable roofing materials often have higher resale values, benefiting individual homeowners and the neighborhood as a whole.

Proposed Action

1. Evaluation of Synthetic Roofing Options

Please examine attached information and images of several industry-leading options for synthetic roofing.

2. Guideline Amendment

Update the HOA's approved materials list to include the selected synthetic options, alongside cedar shake.

3. Pilot Program

Consider allowing a few homeowners to adopt synthetic roofing as a trial, demonstrating its compatibility and benefits to the community.

Expanding our roofing options to include synthetic materials offers numerous benefits without compromising the distinctive character of our neighborhood. By adopting modern, sustainable, and resilient roofing solutions, we can maintain our community's appeal while adapting to the needs of current and future residents.

We appreciate your consideration of this proposal and look forward to discussing it further at a future HOA meeting. Please do not hesitate to reach out if additional information or research is needed.

Sincerely,

Jason and Eve Yen
4643 241st Ave (Lot 105)



HIGH PERFORMANCE SIMULATED WOOD SHAKES

- ◆ Beautiful wood look
- ◆ Low maintenance
- ◆ No splitting, rotting, warping, insect or debris build up
- ◆ Energy efficient: R-Value in excess of 2.0 gives added roof insulation
- ◆ Stunning curb appeal - unique grain patterns, color, and texture
- ◆ Insurance savings - potential reductions in homeowners insurance cost
- ◆ Cool Roof Rated Product available (Golden Cedar) - Title 24 compliant
- ◆ Molded from natural cedar shakes with 5", 7", and 12" shakes
- ◆ 3/4" butt gives incredible shadow lines
- ◆ Solid product - color throughout - no cavity back
- ◆ Very low water absorption - resists freeze/thaw cycles
- ◆ State-of-the-Art Polyurethane Technology
- ◆ Ages to beautiful natural wood tones
- ◆ Installs like natural cedar shakes
- ◆ Wind resistant - certified to 115 mph wind (warrantied to 90 mph)
- ◆ Lightweight - only 170 pounds per square
- ◆ 50 Year Limited Material Warranty
- ◆ Class 4 Impact Rating (best rating)
- ◆ Class A Fire Rating (best rating) - proprietary fire retardant system
- ◆ No fire resistant underlayment needed to achieve Class A Fire Rating



(720) 974-9200

info@cedur.com

3590 Himalaya Rd
Aurora, CO 80011



www.cedur.com





CeDUR Shakes give your roof the beautiful wood look in a low maintenance lightweight polyurethane material. Finally you can have the authentic wood look in a highly engineered synthetic roofing product that provides superior protection and value.

TIMELESS WOOD BEAUTY

Our shakes are molded from natural hand split 5", 7", and 12" shakes. This gives your roof rich beautiful texture, incredible realism, and unique grain patterns. A 3/4" butt end provides deep shadow lines and makes for stunning curb appeal.

SUPERIOR VALUE

CeDUR Shakes give you the most attractive roof in the neighborhood with unsurpassed durability, reduced insurance cost, increased curb appeal, and increased insulation value (R-Value in excess of 2.0).

LASTING PERFORMANCE

CeDUR meets and exceeds the roofing industries most difficult testing standards for wind, impact (Class 4 Impact Rating) and fire (Class A Fire Rating). CeDUR is a solid product throughout with no cavity back. Backed by a 50 Year Warranty, you can trust CeDUR to protect your home for decades.

EASY INSTALLATION

At only 170 pounds per square CeDUR is extremely lightweight and allows easy installation without the need for costly structural modifications. CeDUR installs like natural cedar shake. No special tools are required. CeDUR can be cut, nailed, and installed directly to the roof deck.

PROPRIETARY TECHNOLOGY

To replicate the varied appearance of natural cedar shake, CeDUR uses a proprietary color system that ages to a natural wood tone. CeDUR is fire resistant and has a proprietary fire retardant system that does not allow a flame to propogate on the surface of the product. CeDUR Shakes are impact resistant and do not split, rot, crack, or warp.

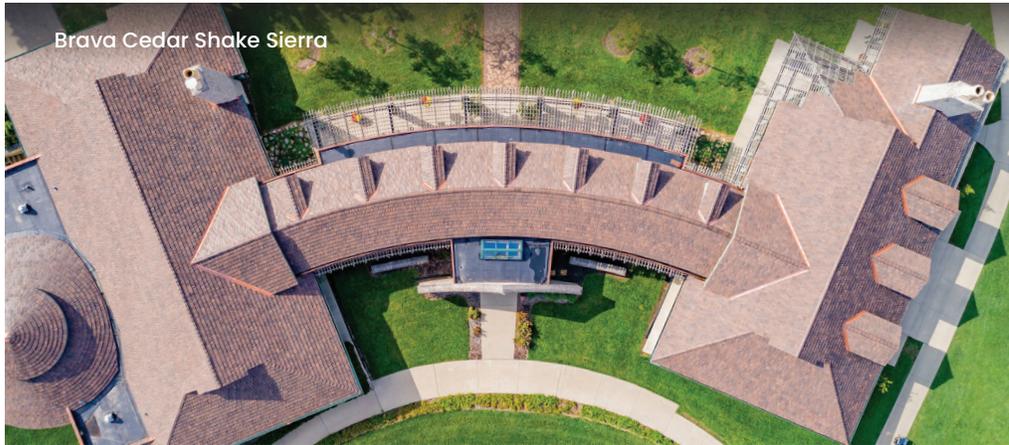


The colors shown in this fact sheet or our website may vary from actual colors. Before making a final selection, be sure to review actual material samples and roof installations.





Brava Cedar Shake



Brava Cedar Shake Sierra



Brava Cedar Shake Aged Cedar



Brava Cedar Shake Weathered



Brava Cedar Shake Aspen

Beautifully authentic high-performance roofing.

The beautiful look of a cedar shake roof without the maintenance.

Truly realistic

Our proprietary process creates the most authentic-looking cedar shake on the market.

Superior performance

Brava is designed to withstand even the most severe weather, boasting the highest hail resistance rating in the industry.

Enhanced curb appeal

Curb appeal directly correlates with owner satisfaction and higher property value.

Maintenance free

Brava's proprietary formulation ensures extreme durability.

Color technology

Brava's proprietary multi-coloring process, means you get the authentic appearance of a natural product, complete with variegated colors throughout the entire product.

Fully sustainable

Brava uses recycled material to create a roof that is fully recyclable.

Complete

Brava offers a complete line of accessory tiles.

Unparalleled Performance



Note: Premium Blend and Title 24 Cool Roof Colors are available as an upcharge from Standard Color pricing. Please consult your sales representative for additional information.

Description	Weight	Dimensions
Shake Field Tile 5"	1.1 lbs.	5" x 22"
Shake Field Tile 7"	1.4 lbs.	7" x 22"
Shake Field Tile 12"	2.5 lbs.	12" x 22"
Starter	1.6 lbs.	12" x 12"
Hip & Ridge	2.0 lbs.	5 3/8" x 6" x 14"
Solid Shake Accessory	4.7 lbs.	12" x 22"
Weight Per Square	304 lbs./sq.	

Aesthetics	Brava Cedar Shake	Natural Shake
Authentic Look	✓	✓
5/8" to 1" Thickness	✓	Varies by manufacturer
Hand Split: True-to-Life Texture	✓	✓
Mineral-Infused Process for Authentic Color	✓	✗

Performance	Brava Cedar Shake	Natural Shake
Not Prohibited in Many Jurisdictions	✓	✗
Fire Retardant: Class A or Class C	✓	Varies by manufacturer; needs treatment with corrosive chemicals
Wind Resistance: 188+ mph*	✓	✗
Impact Resistance: Class 4	✓	Natural shake is vulnerable to hail
Freeze/Thaw Resistant	✓	✗
Maintenance-Free	✓	Requires replacement of individual shakes throughout life cycle
Colorfast	✓	✗
Hail Warrantied	✓	✗

Installation	Brava Cedar Shake	Natural Shake
Factory-Collated Color Blends	✓	✗
Factory-Collated Widths	✓	✗
Estimated Waste Factor	Low	High; shakes too narrow or broken during installation must be discarded



*Brava tiles are tested and approved to withstand wind speeds of up to 188 mph with nails and up to 211 mph with high wind / screw installation.

Tolerances +or- 1/2". All specifications subject to change without notice.

The printed colors shown may vary from actual colors. Before making a final selection, be sure to review actual material samples and roof installations. Please contact your salesperson for further assistance.

In order to achieve certain fire and wind ratings, special installation instructions may be required. Please reference Brava Roof Tile installation manuals at www.BravaRoofTile.com for more details.



Enviroshake[®]

Quality Engineered Roofing

The authentic look of cedar and slate with lifetime performance





Aged Cedar Enviroshake®

Why Enviroshake?

Enviroshake composite roofing products are designed to replicate the natural appearance of cedar and slate with the longevity and durability natural products simply can't duplicate. While backed by a lifetime warranty, Enviroshake has been tested for all markets to meet the highest ratings in the roofing industry. Rest assured for many years to come with minimal maintenance and a roof that will protect and enhance the curb appeal of your home. When choosing your next roof, Enviroshake is the perfect choice.

“We love our roof...
Enviroshake definitely does have the look of cedar shakes.”
– Bill & Betsy Buchanan

  Rated 'Excellent' on [trustpilot.com](https://www.trustpilot.com)



Unmatched in every category and backed by third-party testing



Wind resistance in excess of 180 mph (290 km/h)

- At standard 9" exposure, no special installation requirements
- Meets and exceeds Miami Dade requirements (NOA # 24-0222.06)
- Wind Uplift Test as per ASTM D 3161-9a, and Miami Dade at 180 MPH with a wind uplift pressure of -430 psf
- Wind Driven Rain Test as per Modified Dade County PA 100-95
- Approved for High Velocity Hurricane Zones- TAS 125
- Florida Building Code FL 16037-R6



Unconditional Class A fire rating

- Class A Fire Rating available (ASTM E108 & CAN/ULC S107)
- Suitable for use in high-risk fire zones
- Does not rely on a "roofing system"



Highest impact rating

- Level 4 impact resistance (UL 2218)
- State Farm Insurance approved for homeowner discounts where applicable
- Texas Department of Insurance RC-534
- Will not rot, crack, split, or warp



Maintenance free

- Mold-, mildew-, and insect-resistant
- Meets Weatherometer Test requirements in accordance with ASTM G155 and ASTM D 638



Limited lifetime warranty

- Gold Warranty 50 years, Standard Warranty 25 years
- Fully transferrable for residential projects
- Unlimited transfers



Sustainably engineered

- Made from 95% sustainable materials
- Composite of post-industrial plastics, recycled elastomers and cellulolistic fibers
- Non-toxic
- CA Title 24 - CRRC certificate 3146.01
- Passed water potability test by MTE GlobalTox



Color Palette

* = CUSTOM COLOR

ENVIROSHAKE



Aged Cedar



Silvered Cedar



Tropical Silver



Terracotta*



Ruby Red*



Disney Brown*

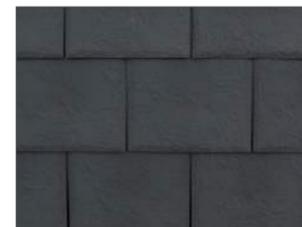


Wonderland Brown*

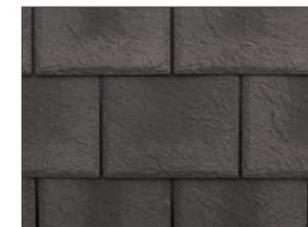


Onyx Black*

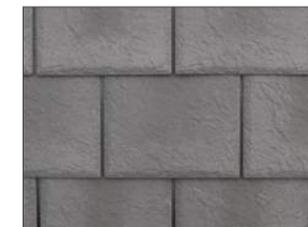
ENVIROSLATE



Onyx Black



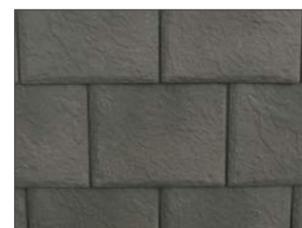
Charcoal Grey



Stone Grey



Tropical Silver



Sage Green



Plum Purple



Toasted Brown*



Bermuda White*

MULTI-TONE*



Stone/Charcoal



Green/Grey/Purple



Multi-Brown*



Aged/Silvered

Try our roof visualizer

Our Roof Visualizer is the perfect way to quickly see how an Enviroshake roof will look on your home.

Try it at www.enviroshake.chameleonpower.com



Enviroshake's products are designed to weather and replicate the timeless appearance of natural cedar or slate. While environmentally friendly, Enviroshake is also walkable, resistant to fire, hail and wind, and has been crafted to be one of the most durable alternatives to cedar and slate on the market.

We have made every effort to display as accurately as possible the colours of the products we carry, but cannot guarantee that what you see is an exact representation. We recommend asking your sales representative for current production samples to confirm your colour selection. Multi-tone color combinations are custom. Additional custom colors are available upon request.

ENVIROSLATE®



Charcoal Grey Enviroslate®

“We live across the street from a prestigious builder in our area... When we were having our Enviroshake roof installed, he liked what he saw and a few months later an Enviroshake roof is now on one of his homes!” – Carol Kranz

Same natural look, less maintenance

Enviroslate embraces natural slate's genuine beauty without the cost, weight, and upkeep. Our slate tiles are designed using 3D images of natural slate and like genuine slate, they feature subtle variations in tone and thickness to create an authentic looking roof. Engineered to outperform nature with the durability and weather resistance only an engineered product can offer.



Enviroshake delivers sustainability

Enviroshake takes pride in limiting its environmental footprint at every step. Manufactured from 95% reprocessed post-industrial polymers, elastomers, and fibers, Enviroshake is a fully sustainable product. Scrap material generated in manufacturing is recycled into the system and non-biodegradable waste materials are diverted. The USGBC has assessed Enviroshake as contributing 16.5 direct points, and 57 relevant LEED points. As an added benefit, Enviroshake products are fully recyclable.

Aged Cedar Enviroshingle®

“Neighbour always comments on how nice the roof looks. Enviroshake is easy and always there when I have a question about the product. A+” – *Peakmasters Inc.*

Enviroshake®

Quality Engineered Roofing

PO Box 1462 Chatham, Ontario Canada N7M 0N2

Ph. 1-519-380-9265 • Toll Free 1-866-423-3302

info@enviroshake.com

www.enviroshake.com

