

Islesworth Rules and Guidelines for Metal Roofing (09/13/2024)

1. Introduction

- **Purpose:** To outline the process, specifications, and approval criteria for homeowners wishing to replace asphalt shingle roofs with standing seam metal panel roofing.
- **Scope:** Applies to all residential properties within Islesworth at Martin Downs.

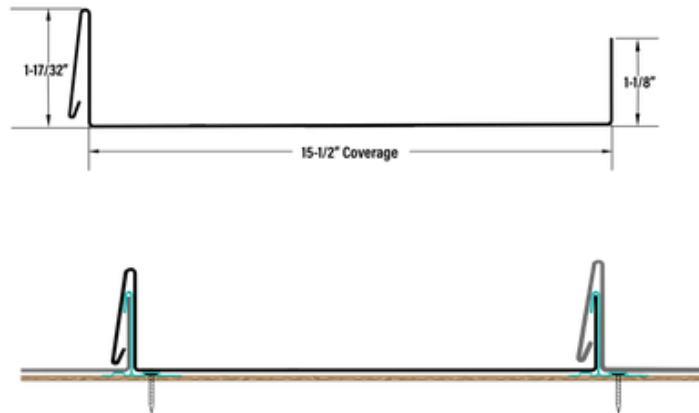
2. Approval Process

- **Application:** Homeowners must submit a detailed application to the Architectural Review Committee (ARC) for Islesworth at Martin Downs Homeowners Association, Inc (HOA) approval before commencing any work per the standard ARC application process.
- **Documentation Required:**
 - Completed application form.
 - Detailed project plans and specifications.
 - A color photo showing the current color of the house along with a color sample of exterior paint color.
 - Manufacturer's product information and color samples. (actual metal sample with color, not a brochure)
 - Proof of contractor's insurance.
 - Contractors must follow all state and county building codes, including for licensing. Provide any licensing information if required for your permit.
 - Martin County roofing permit must be obtained and submitted to management prior to work beginning. A conditional ARC approval can be obtained prior to getting the county roofing permit.

3. Specifications for Standing Seam Metal Roofs

- **Material Requirements:**
 - **Metal Type:** Galvalume Steel or Aluminum. No galvanized steel, bare steel, copper, mill finish or other materials allowed.
 - **Panel Profile:** 16" Wide panel widths maximum with reinforcing striations to minimize oil canning (No flat or smooth panels). Panel seam height to be minimum of 1" and no more than 1.5". Panels to be continuous for the length of the roof.

- **Seam profile:** Profile should be similar to the image below. Mechanical seams are not allowed.



- **Accessories (boots, vents, etc.):** Any metal accessories must be painted with the same Kynar finish as the roof. Any rubber boots must match the vent stack.
- **Panel Thickness:** Minimum 24-gauge steel or 0.040-inch aluminum.
- **Flashing, Vents & Boots:** To match roof color
- **Trim- Soffit, Fascia & Gutter:** white or to match trim on the house
- **Color and Finish:**
 - **Color:** Must match or complement existing neighborhood aesthetics. Common colors include neutral shades, such as gray, brown, white, beige. Final determination of color approval will be made by the ARC or Board of Directors. The home cannot have a color scheme identical to a neighboring property (as defined below).
 - Red, blue, green and similar colors are not acceptable.
 - Metallic and highly reflective finishes are not allowed.
 - **Finish:** Kynar 500 Ultra Fade Resistive PVDF or equivalent high-performance coating to ensure durability and color retention. If a system other than Kynar 500 is to be used, documentation as to its equivalency must be submitted for review. The paint used must have a minimum 50-year warranty.
 - **Sample Colors:**





- **Installation Requirements:**
 - Panels must be installed according to the manufacturer’s specifications.
 - The entire roof surface must be the same material and color.
 - Flashing and Trim: Must be compatible with the metal panels and properly installed to ensure weather-tight performance.

4. Aesthetic Considerations

- **Consistency:** New metal roofs should be consistent with the architectural style of the home and complementary to neighboring properties. The color of the roof must be of an aesthetically similar scheme as the color of the home (approval to be at the sole discretion of the ARC). It should be noted that any future color of the home must be approved by the ARC and of a color scheme matching the metal roof. The home cannot have a color scheme identical to a neighboring property. Neighboring property is defined as the home to the left and right of the home.

5. Installation Standards

- **Contractor Requirements:** Installation must be carried out by an insured roofing contractor with experience in metal roof systems.
- **Inspection:** The HOA reserves the right to inspect the roof during and after completion to ensure compliance with guidelines. This right does not imply approval or compliance of any system to code or likewise.

6. Maintenance and Repairs

- **Maintenance:** Homeowners are responsible for regular maintenance of the metal roof to prevent issues such as rust or paint deterioration.
- **Repairs:** Any repairs to the metal roof must use compatible, matching materials and be performed by a qualified contractor.
- **Repaint:** If your roof needs a repaint, a new ARC form must be submitted for approval of the paint.

7. Compliance and Enforcement

- **Compliance:** Homeowners must comply with all HOA rules and guidelines related to roofing.
- **Enforcement:** Non-compliance with approved plans or failure to obtain necessary approvals may result in fines or required removal of the non-compliant roofing. The Association may also pursue any and all legal remedies available to it.

8. Amendments and Updates

- **Review:** The HOA Board will review these guidelines periodically and may make amendments as needed to address new developments or issues.