

Hampden Hills at Aurora Homeowners Association

Cinnamon Village II Rules and Regulations

Rule Regarding Roofing Section of Declarations

Per the Declarations of the Hampden Hills at Aurora Homeowners Association, where the Association has installed or has approved the installation of roofs, the Association shall be responsible for the normal maintenance of those roofs, to include gutters and downspouts. Normal maintenance shall not include repair of damage caused by the homeowner and shall not include any damage to the interior of the residence.

ROOF REPLACEMENT

The Association shall be responsible for the replacement of roofs resulting from normal wear and aging. Currently, the roofs in the community are warranted for twenty five years to expire in 2023. Our expectation is that under normal conditions the roofs will be viable for the term of the warranty. **Roof replacement required by other than normal wear shall be the responsibility of the homeowner.** It is strongly recommended that the homeowner obtain homeowners insurance which includes roof and exterior siding coverage.

September of 2014, Cinnamon Village II was in the path of a hail storm that went through the Metro area. By now, you have probably noticed several of your neighbors are either in the process of or have replaced the roof on their home due to damage caused by the storm. If you have not contacted your insurance company and had your roof evaluated, it is suggested that you do. There may be damage to the roof that is covered by your insurance.

PROCEDURES FOR INSTALLING AN APPROVED ROOF

1. Roofing materials must match the existing roofing materials in the community which is **Tamko Heritage and the color must be Old English Pewter.**
2. Homeowner must obtain a building permit from the City of Aurora building department.
3. If the roof is installed by a contractor, the contractor must be licensed in the City of Aurora (Contractors License).
4. Homeowner must submit the following documents to the Association:
 - A. Copy of the building permit issued by the City of Aurora.
 - B. Copy of the contractor's license.
 - C. Copy of the final inspection report from the City of Aurora.
 - D. Copy of the contractors warranty showing the completion date.
 - E. Copy of the limited warranty from Tamko.

Failure of the homeowner to comply with the above requirements will void any responsibility the Association may have for the maintenance of the homeowner's roof.