

Roof Style and Color Supplemental Guideline

Residents Homeowners MUST comply with the following Roof Style and Color Supplemental Guidelines which were modified, approved and adopted by the Association's Board of Directors on August 4, 2011. All roofs, unless otherwise originally installed by the builder, must be replaced with asphalt shingles and be installed in accordance with the provisions of the Florida Building Code.

NOTE: ALL OPTIONS REQUIRE SUBMITTAL OF AN AC REQUEST IN ORDER TO OBTAIN APPROVAL AND SUBMISSION IS NOT AN AUTOMATIC APPROVAL.

Two style options are available: Standard Three-Tab Asphalt Shingles (GAF Sovereign Series or equivalent) and Architectural Profile Tabbed Asphalt Shingle (GAF Timberline Prestique High Definition Shingles or equivalent).

The following color options are approved for installation in Twin Lakes; no other colors will be permitted. In all cases, the roof shingle color shall be compatible with the prime paint color of the house. As part of the application for a new roof, the AC submittal must include a color picture of the house.

COLOR OPTIONS #1 – STANDARD 3-TAB ASPHALT SHINGLES

A ~~resident~~ homeowner may select from the following roof shingle colors for Standard 3-Tab Asphalt Shingles. The colors are GAF Sovereign Series colors, if an equivalent shingle is submitted for approval, a color sample matching one of the approved colors will be required with the submittal. These colors must match the approved colors below (substitutions are not permitted). The approved colors are as follows and can be viewed at <https://www.gaf.com/en-us/products/royal-sovereign>:

1. Autumn Brown
2. Charcoal
3. Cypress Tan
4. Golden Cedar
5. Sandrift
6. Weathered Grey

COLOR OPTIONS #2 – Architectural Profile Tabbed Asphalt Shingle GAF UHD

A ~~resident~~ homeowner may select from the following roof shingle colors for Architectural Profile Tabbed Asphalt Shingle. The colors are GAF Timberline Prestique High Definition Shingles colors, if an equivalent shingle is submitted for approval, a color sample matching one of the approved colors will be required with the submittal. These colors must match the approved colors below (substitutions are not permitted). The approved colors are as follows and can be viewed at <https://www.gaf.com/en-us/products/timberline-uhd-shingles>:

1. Drift Wood
2. Charcoal
3. Shakewood
4. Weathered Wood
5. Slate
6. Barkwood
7. Pewter Grey

COLOR OPTIONS #3 – GAF Timberline AH

A homeowner may select from the following roof shingle colors for Architectural Profile Tabbed Asphalt Shingle. The colors are GAF Timberline Prestique High Definition Shingles colors, if an equivalent shingle is submitted

for approval, a color sample matching one of the approved colors will be required with the submittal. These colors must match the approved colors below (substitutions are not permitted). The approved colors are as follows and can be viewed at <https://www.gaf.com/en-us/products/timberline-hdz>:

1. Barkwood
2. Birchwood
3. Charcoal
4. Driftwood
5. Hickory
6. Mission Brown
7. Oyster Grey
8. Pewter Grey
9. Shakewood
10. Slate
11. Weatherd Wood
12. Appalachian Sky

COLOR OPTIONS #34 – Owens Corning Duration Designer Series

The approved colors are as follows and can be viewed at <https://www.owenscorning.com/en-us/roofing/shingles?names=Duration%C2%AE%20Designer>

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|-----------------------|-------------------------|--------------------------|
| <u>1. Aged Coper</u> | <u>4. Pacific Wave</u> | <u>7. Storm Cloud</u> |
| <u>2. Black Sable</u> | <u>5. Sand Dunes</u> | <u>8. Summer Harvest</u> |
| <u>3. Merlot</u> | <u>6. Sedona Canyon</u> | |

COLOR OPTIONS #5 – Atlas GlassMaster

A homeowner may select from the following roof shingle colors for 3-Tab Shingles. If an equivalent shingle is submitted for approval, a color sample matching one of the approved colors will be required with the submittal. These colors must match the approved colors below (substitutions are not permitted). The approved colors are as follows and can be viewed at <https://www.atlasroofing.com/roof-shingles/glassmaster>:

1. Black Shadow
2. Burnt Sienna
3. Desert Shake
4. Dove Gray
5. Hearthstone Gray
6. Heatherblend
7. Pewter
8. Tan Mist
9. Weathered Wood

COLOR OPTIONS #6 – Atlas Pinnacle Pristine

A homeowner may select from the following roof shingle colors for Architectural Shingles. If an equivalent shingle is submitted for approval, a color sample matching one of the approved colors will be required with the submittal. These colors must match the approved colors below (substitutions are not permitted). The approved colors are as follows and can be viewed at <https://www.atlasroofing.com/roof-shingles/pinnacle-pristine>:

1. Coastal Granite
2. Copper Canyon
3. Majestic Shake
4. Morning Harvest
5. Summer Storm
6. Pristine Black
7. Pristine Desert
8. Pristine Hearthstone
9. Pristine Heather
10. Pristine Hickory
11. Pristine Pewter
12. Pristine Sienna
13. Pristine Tan
14. Pristine Weathered Wood
15. Pristine Weathered Shadow

COLOR OPTIONS #7 – Tamko

A homeowner may select from the following roof shingle colors for Tamko Shingles. If an equivalent shingle is submitted for approval, a color sample matching one of the approved colors will be required with the submittal. These colors must match the approved colors below (substitutions are not permitted). The approved colors are as follows and can be viewed at <https://www.tamko.com>:

1. Antique Slate
2. Desert Sand
3. Oxford Grey
4. Rustic Black
5. Shadow Grey
6. Weathered Wood
7. Rustic Cedar
8. Rustic Slate
9. Virginia Slate
10. Aged Wood
11. Black Walnut
12. Black Sage
13. Thunderstorm Grey

Architectural Control Description

Architectural Control is an important element of a deed restricted community like Twin Lakes of Brandon. Twin Lakes of Brandon Covenants call for an Architectural Committee (AC) to be comprised of homeowners who are charged with the review and oversee of any/all exterior modifications of any lot or home in the community.

This part of the community's covenants is designed to maintain certain standards for community appearance that are in harmony and balance with the existing homes and landscape.

Twin Lakes of Brandon covenants require all ~~residents~~ homeowners to obtain pre-approval from the AC before making any changes to the exterior of their property or home. Requests are submitted by Homeowners only.

This requirement of pre-approval includes any outside modifications or changes such as the addition of a pool or enclosure, installation of a satellite dish, installing or staining a fence and the repainting a home, even if such repainting will be will be the same color.

Also covered under this requirement of a pre-approval are any changes to the landscaping, grass, shrubs, trees, flower beds and sidewalks, patios or driveways since they are also considered and included as an exterior modification.

Submission forms can be obtained on this website's AC Submission Form page. Please be sure and include all required support documents when submitting a request as missing information is the most common cause of delay.

Homeowners must submit all requests by mail, in advance since the AC is allotted up to 45 days to make a decision. Requests that require plans or survey reviews may take additional time while others may be quicker. As stated in the Association's Declarations, if a decision is not received from the AC within this allotted time frame, the request is automatically deemed to be denied.

It is important that homeowners/~~residents~~ do not begin any exterior modifications or changes until you have received an official written approval. Failure to obtain a written pre-approval may result in the required removal of any modifications.

The Association and the AC appreciates all Homeowners'/~~residents~~ cooperation in maintaining these standards.