

**THE BROWNSTONES AT PARK POTOMAC HOMEOWNERS' ASSOCIATION
ROOF MODIFICATION AND MAINTENANCE APPLICATION**

To: Brownstones at Park Potomac Architectural Review Board
c/o Abaris Realty, Inc.
7811 Montrose Road, Suite 110
Potomac, MD 20854
301-468-8919 (direct) 301-468-0983 (fax)

Name: _____ Phone (W): _____
E mail: _____ Phone (H): _____

Property Address: _____

General information regarding roofs

We are all aware that the original Tamko roofs have been failing to various degrees over time. 40 or more homes have replaced their "slate" Tamko roofs with new "slate" roofs from Ecostar.

But several problems have occurred with the Ecostar installations. The original plans for our homes called for monolithic roof colors. There were two colors on the roofs initially installed - Federal Grey and Black. Unfortunately, when various roofers have installed Ecostar products they installed a mix of colors within a range and have not blended the mix resulting in a blotchy appearance that makes the roof look like it was patched and not entirely replaced. We do not know if any homeowners have demanded that the roofs be redone.

The Brownstones ARB has spent a lot of time in an effort to help homeowners avoid this problem going forward. We are sending out the guidelines to help homeowners maintain the appearance and value of their homes and the community.

Directions:

The Governing Documents of the Association require that you submit to the Architectural Review Committee for approval, all proposed exterior additions, changes or alterations to your house and lot.

Please refer to your Brownstones at Park Potomac Residential Design Guidelines for Homeowner Modifications for instructions on General Considerations, Specific Guidelines and Submission Requirements.

The Architectural Review Board requires 7-14 days after a complete application is submitted to issue a decision. An application submitted without all required submissions will be considered incomplete. In such a case, the Architectural Review Committee's review period will not commence until all required submissions have been provided. Other exhibits may be requested to permit adequate evaluation of the proposed change. If you have any questions regarding the required submissions or the application process, you are advised to seek guidance prior to submission of an application.

Description of Proposed Change: (Please print or type)

Describe all proposed improvements, alterations, or changes to home.

PRE-APPROVED ROOFING

If you are replacing your roof, we currently have one recommended roofing product manufactured by Ecostar. **(NOTE: if a roof other than Ecostar is proposed, requirements of the Brownstones “Exterior Modifications Rules and Regulation” shall be followed which requires submission for review by an architect and payment of a fee of \$750.**

All front roofs and front and rear roofs of end units:

- Ecostar - Majestic Slate
 - Colors: Black/480000_28 and Federal Grey/480140_39
 - 12 inch wide tiles
 - Specify “tight color range”

All rear roofs, except end units:

CertainTeed
Color: Charcoal Black and Georgetown Gray

*All roofs must use the approved colors for their particular homes. If you do not know what product/color you should use, please call Abaris. If the wrong color roof is put on your home, you will be responsible for correcting that error.

Ecostar has provided a list of certified contractors - the list follows the application (see Annex A)

When your application is received, Abaris or the ARB will contact Ecostar. Ecostar has agreed to then make contact with your selected contractor and confirm that you are ordering the correct monolithic color and that the order specifies a “tight color range.”

Abaris and the ARB are adding the steps above to help you avoid installing a roof that is not consistent with the community’s architecture.

Guidelines if you are repairing, not replacing, your roof

If you have missing or broken “slates” and do not intend to replace your entire roof it is critical that your roofer make every effort to match the existing “slate” color and “slate” texture of your roof which has faded over time. You must also fill out an application (available on the website) Failure to match will leave you with a roof that looks like it is failing or has “missing teeth” which will have a negative impact on the value of your home should you be selling as well as the neighborhood.

Going forward, if the repair is not matched closely it will be cited during the annual inspection.

ESTIMATED STARTING DATE: _____

(After approval by the Architectural Review Committee)

ESTIMATED COMPLETION DATE: _____

COMPANY OR CONTRACTOR DOING THE WORK:

NAME: _____

PHONE NUMBER: _____

Owners' Acknowledgement:

_____ (initial here) I understand and agree that there are there are specific approved colors and manufacturers for products that are approved by the Architectural Review Board. I will have my contractor use the specific approved products. I understand that any work using colors/products other than what is approved will have to be redone.

Neighbors' Acknowledgments:

You are requested to obtain the signatures of all lot owners whose lots are adjacent to your lot.

Signature by your neighbors indicates an awareness of your proposed change and does not constitute approval or disapproval of the proposed modification.

Name: _____

Address: _____

Signature: _____

Name: _____

Address: _____

Signature: _____

Owners' Acknowledgments:

I/we understand and agree to all of the items below:

1. That approval by the Architectural Review Committee shall in no way be construed as to pass judgment on the correctness of the location, structural design, suitability of water flow or drainage, location of utilities, or other qualities of the proposed change being reviewed.
2. That approval by the Architectural Review Committee shall in no way be construed as to pass judgment on whether the proposed change being reviewed is in compliance with the applicable building and zoning codes of the county in which the property is located.
3. That approval of any particular plans and specifications or design shall not be construed as a waiver of the right of the Architectural Review Committee to disapprove such plans and specifications, or any elements or features thereof, in the event such plans are subsequently submitted for use in any other instance.
4. That no work on the proposed change shall begin until written approval of the Architectural Review Committee has been received by me; that, if work is begun prior to approval, I may be required to return the property to its former condition at my own expense if this application is disapproved wholly or in part; and I may be required to pay all legal expenses incurred.
5. That there shall be no deviations from the plans, specifications, and location approved by the Architectural Review Committee without prior written consent of the Architectural Review Committee; any variation from the original application must be resubmitted for approval.
6. That it is my responsibility to provide information to the company or contractor doing the work regarding specific colors and products that are approved by the Architectural Review Committee.
7. That construction or alterations in accordance with the approved plans and specifications must commence within 6 months of the approved date of this application and be completed within 12 months of the approved date, otherwise the approval by the Architectural Review Committee shall be deemed conclusively to have lapsed and to have been withdrawn.

8. That it is my responsibility and obligation to obtain all required building permits, to contact *Miss Utility*, and to construct the improvements in a workmanlike manner in conformance with all applicable building and zoning codes.
9. That I am responsible for any damage and all cost to repair Community Property that results from the proposed modification.
10. **That I must send Abaris photographs of the finished product within 14 days of the completion of the project.**

Owner/Applicant Signature _____ Date _____

Co-Owner/Applicant Signature _____ Date _____

Annex A

Certified Ecostar Installers

DNB Construction Nick Djurdjevac (571) 276-7405	5710 Wicominco Avenue	Rockville, MD
Roof Masters Howard Rittenberg (301) 230-7663 cell: (301) 252-5822	9710 Traville Gateway Dr.	Rockville, MD
Central Exteriors Chris Poticny (240) 793-5569	11732 Nebel Street	Rockville, MD
American Custom Contractors Demetri Giakoumatos (301) 417-1000	15728 Crabs Branch Way	Rockville, MD
Cap City Home Remodeling Mitch LaBorwit (301) 758-2700	9710 Traville Gateway Dr. #138	Rockville, MD
Windward Roofing Frederick Depp (301) 916-6020	23011 Davis Mill Road	Germantown, MD
S&K Roofing, Sinding & Window, Inc Don Katzenberger (410) 795-4400	5399 Enterprise Street	Eldersburg, MD
PJ's Roofing Inc PJ Nicholson (301) 271-7773	532 Church Street	Frederick, MD
Shumaker Roofing Bob Schisler (301) 662-0533	26 Water Street	Frederick, MD
Politz Construction, Inc Rob Politz (301) 620-2023	418 W. Patrick St.	Frederick, MD
Scates Corp. Cary Scates (301) 831-0081	4316 Millwood Road	Mount Airy, MD