

Lakefield West

Homeowner Association

Metal Roof Guidelines

The Following will serve as the guidelines for residents when seeking approval for Standing seam metal roofs within Lakefield West.

- Roof material should be Galvaume or similar coated steel panels.
- Metal thickness should be 24 gauge (which is optimal) or 22 gauge.
- Standing Seams should be 16 inches apart.
- Standing Seams should be 1 and a half inches in height.
- Rubberized or similar underlayment must be installed between wooden roof decking and metal panels to act as a moisture barrier, as required by code. This may provide some sound deafening reduction as well.
- Shiny, metallic and other highly reflective colors shall be avoided.
- Metal panels should include Striations for strength and aid in eliminating the wavy (oil canning) look which may be seen in flat panels
- Attic fans, solar or other must meet Wellington code, and are up to the Homeowner.
- Roof color must be approved by the A.R.C. prior to the roof being installed.
Submit your color choice to the A.R.C. for review before work is started.

A simple way for Homeowners to get a good look at the style of metal roofs and colors, is to view these houses:

- 15535 Enstrom Rd. [Charcoal Grey]
- 15870 Chandelle Pl. [Dark Bronze]
- 2020 Greenbrier [Matte Black]
- 14949 Draft Horse [Slate Grey]

Here is a link that might help, just keep in mind it's only an indication, not entirely accurate. <https://www.extrememetalfabricators.com/copy-of-color-chart>