
WELLINGTON SHORES ASSOCIATION INC.

March 20, 2024

To: All Homeowners in Wellington Shores

I would like to inform all homeowners that at the March 19, 2024, Board Meeting, the Board of Directors approved the following change regarding re-roofing: **Effective immediately, homeowner's will have the option of installing the single 'S' tile configuration as well as the double 'S' tile configuration in both cement or composite roof tile when re-roofing their homes within Wellington Shores. The size and profile of the composite tile must be the same as the cement roof tiles currently in use within the community.**

Specifically, the adopted resolution is as follows:

The Architectural Review Committee Manual of Policies, Guidelines and Procedures for Wellington Shores Homeowner's Association dated April 20, 2020 shall be revised to read as follows:

ARCHITECTURAL STANDARDS AND CRITERIA

SUPPLEMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS

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4. ROOFS. (New language dated 3/20/2024)

- a. Roof materials, styles, and colors are an integral part of the exterior color scheme of the building. Roofs must be tile (concrete or composite) with either a single "S" or double "S" profile. Concrete roof tiles shall be "Sanibel" or "Tuscany" styles manufactured by Crown Roof Tile, or similar size and profiles made by other concrete roof tile manufacturers; composite roof tiles shall be "Spanish Roof Tile" style manufactured by Brava Roof Tile or similar size and profile made by other composite roof tile manufacturers. **All roof tiles are subject to approval by the ARC.**

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In your **WELLINGTON SHORES ASSOCIATION, INC., DOCUMENTS – GUIDELINES-FORMS** booklet, **Architectural Review Committee** section, **Architectural Review Committee Manual of Policies, Guidelines, and Procedures** document, please replace the existing paragraph, **Para. 4. Roofs**, with the above new language (or paste the enclosed revised 3-20-2024 version of page 9 over your existing page 9) to bring that section of your booklet up to date.

Sincerely,

Kristine Knadeau, Property Manager
For the Board of Directors
Wellington Shores Association, Inc.