

Roofing Guidelines

SCHEDULE "C" Architectural and Design Guidelines

1.0 Introduction

The intent of these guidelines is to provide the framework for a consistent and attractive community by outlining the opportunities and constraints of the home. The visual appearance the WRHOA is outlining will be achieved by ensuring compatibility among homes and integration into the natural landscape. Each home should be somewhat distinct and the transition from one home to another should be gradual, to avoid extreme changes in height, form and exterior finish.

It is the responsibility of the Homeowner to ensure compliance with all statutory regulations, Bylaws, building codes, restrictions or other regulations of municipal, provincial and/or federal authorities. Compliance with the architectural and design guidelines does not circumvent the requirement to obtain the required building and development permits from the City of Edmonton.

The enforcement, administration and interpretation of these guidelines shall be at the discretion of the West Rutherford Homeowners Association. These guidelines may be altered, amended or varied by the West Rutherford Homeowners Association at its sole and absolute discretion.

2.0 Roofing

- The minimum roof pitch is to be 6/12 (no flat roofs, exceptions apply, please contact the WRHOA for additional information)
- The roof overhangs are to be a minimum 18"
- Bays, boxouts and cantilevers on visible elevations (front & corner perimeter) must include their own roofline with a minimum of 12" overhang
- Solar panels are permitted
- Any material will be allowed on the roof as long as it has a laminated shingle look, for example an IKO Cambridge shingle:
<https://www.iko.com/na/residential-roofing-shingles/architectural/cambridge/>



- the color of shingles can be: brown to dark brown, black and mid grey to dark grey
- It must be the same style and look as the Homeowners original roof

Please note, when roof replacement is required the Owners should make their best effort to match the material and color that is original to the roof, by choosing muted colors for the shingles and following measurement specifications provided above.

Should you have any questions or concerns regarding this guideline, please call the West Rutherford Homeowners Association at 780-577-1420 or email the Property Manager directly at manager@westrutherford.ca