



Bedford Estates
Homeowners Association

ARCHITECTURAL REVIEW COMMITTEE
ACCEPTABLE ROOFING AND FENCING MATERIALS

The Bedford Estates Homeowners Association, Inc. has established four primary categories of roofing materials for consideration within Bedford Estates. These categories apply to all structures as per the Covenants, Conditions and Restrictions (CCRs) that BEHA is charged with enforcing and include, but are not limited to, all dwellings, garages, sheds, porches, dormers, etc., whether attached to the main dwelling or not. In addition, there are four acceptable fencing materials.

ROOFING:

Colors and materials should be comparable with existing homes in Bedford Estates.

CATEGORY 1 – Tile and Slate

- TILE is any clay or cement-based tile roofing material.
- SLATE is a fine-grained metamorphic rock that splits into thin, layers and is cut for use as roofing.

CATEGORY 2 – High-Definition Materials

Category 2A – Specific brands as noted below:

- ALUMINUM - Country Cedar Shakes by Alcoa.
- CEMENT COMPOSITE-Etenite Slate, Hardishake or Hardislate by Hardie, Maxishake by MaxiTile.
- STEEL-Decra -bond (Steel with granite granules impregnated), Diamond Lock (Steel with stone coating), Girard (Steel with glass beads).
- WOOD FIBER-Eco-Shake by Re-New Wood, Woodruff by Masonite.

Category 2B – Architectural Shingles

Acceptable but must be installed using the following specifications and meet the following weight and warranty requirements:

- New shingles not to be laid over the existing roof.
- At least 7/16” inch thick wood decking used to support the roofing materials.
- A 15 or 30 pound felt under-lament material placed over the decking.
- New shingles must be a weight of at least 290 pounds per square.
- New roof must carry a warranty of at least thirty (30) years.

CATEGORY 3 - Solar

If possible, the installation should not disturb the appearance from the front of the property.



Bedford Estates
Homeowners Association

ARCHITECTURAL REVIEW COMMITTEE
ACCEPTABLE ROOFING AND FENCING MATERIALS

CATEGORY 4 – Three-tab asphalt composition shingles, rolled tarpaper & standing seam.

Unacceptable and may not be installed within Bedford Estates. Failure to abide by this may result in legal action.

FENCING

Acceptable materials:

- Wood, brick, stone or wrought iron

Unacceptable:

- Chain-link or wire

NOTE: Please check with the City of Bedford on permits before you sign any contracts for external changes to your home or structures to be erected on your property.