



NORTHLAKE HILLS PROPERTYOWNERS' ASSOCIATION, INC.
(A Texas Non-Profit Corporation)

October 8, 2020

This is a notice to all property owners advising that the Association is placing a moratorium, effective immediately, on approvals of metal roofing for both new home construction or replacement roofs. This moratorium also includes modern "cool roofing" products that are reflective by design, such as, but not limited to, thermoplastic olefin (TPO).

In the opinion of the ACC and Board of Directors, existing metal roofs in the subdivision are reflective to a degree that violates Section II.1(j). The ACC previously approved construction of homes with metal roofs that were later discovered to cause unanticipated solar reflectivity issues for other Northlake Hills property owners. The degree of reflectivity has been problematic causing complaints by the effected property owners.

Section II.1(j) of the CCR's prohibits reflective roofing materials of any type. Based on available data the ACC and Board determined most, if not all, modern metal roof variants available today are designed to optimize solar reflectance as a method of reducing heat transfer into the structure. It is important to note from a stationary vantage point these roofs are not reflective most of the time. However, at certain sun angles these roofs can be highly reflective and can negatively impact neighboring homes in direct view to varying degrees depending on time of day and time of the year.

Property owners with ACC approved existing homes with metal or TPO roofs are assumed to have participated in the ACC approval process in good faith and are not considered to be in violation of the CCR's. As a practical matter, there aren't any known manufacturer approved post-installation mitigation techniques such as special coatings to alleviate the reflectivity issue on existing roofs.

Even newer roofing solutions are expected as technology in the industry evolves. Thus, the intent of this policy is not to regulate specific roofing types; rather, it is to ensure continued compliance with the restriction on reflective roofing materials. For new home construction applications or replacement roof applications with materials other than composition shingle, wood, or clay tile, the applicant must supply a construction sample for the ACC to evaluate for CCR compliance. The ACC has sole discretion on whether a specific roofing material does not reflect at any sun angle and is compliant with the Section II.1 (j).

Architectural Control Committee

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