



RECORDED AT THE REQUEST OF  
AND WHEN RECORDED MAIL TO:

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**PLANTATION MASTER ASSOCIATION ARCHITECTURAL AND  
ENVIRONMENTAL CONTROL COMMITTEE RESOLUTION  
ADOPTING 2015 ROOFING MATERIALS REGULATION**

Whereas the Architectural and Environmental Control Committee (hereafter "AECC") of the Plantation Master Association is authorized to adopt regulations governing the planning, construction, alteration, and modification of all improvements within the Plantation Subdivision pursuant to Section 5.07 B 1 of the Master Declaration of Covenants, Conditions and Restrictions of the Plantation recorded on February 24, 1978 in the records of Ada County, Idaho (hereafter "Master Declaration"); and

Whereas homes in certain subdivisions adjacent to, and contiguous with, the Plantation Subdivision are subject to the provisions of the Master Declaration pursuant to covenants, conditions and restrictions recorded as a restriction on those properties at the time those subdivisions were formed and pursuant to contract with the Plantation Master Association; and

Whereas the members of the Plantation Master Association and the affiliated subdivisions having received timely advance notice of a general membership meeting on the 17th day of March, 2015 for the purpose of discussing the 2015 AECC Roofing Materials regulation adopted by this resolution, and the general membership having received a copy of said regulation with said notice, and said general membership meeting having been held and the proposed regulation having been discussed, and the comments of the members having been received; and

Whereas the regulation below adopted is necessary to govern the planning, construction, alteration, and modification of improvements

within the Plantation Subdivision and within the adjacent contiguous property in affiliated subdivisions subject to the Master Declaration;

Now, therefore, it is hereby resolved by the Architectural and Environmental Control Committee of the Plantation Master Association on the \_\_\_\_ day of April, 2015 that the following stated regulation entitled "2015 ROOFING MATERIALS REGULATION" is hereby adopted and promulgated as a regulation established by the Plantation Master Association Architectural and Environmental Control Committee:

The PLANTATION Subdivision ("Subdivision") is protected by the *Master Declaration of Covenants, Conditions and Restrictions of the Plantation*, initially recorded on February 24, 1978, as Instrument No. 7809725, subject to amendments appearing as Instrument Nos. 8004454 and 8006448, records of Ada County, Idaho, and as may from time to time be further amended (collectively the "*Master Declaration*"). The following 2015 AECC Roofing Materials Regulation has been enacted by the Architectural and Environmental Control Committee ("AECC") of the Plantation Master Association, Inc. ("PMA") pursuant to the authority granted by the Master Declaration.

*The regulation below applies to all residences and property located within the Plantation Subdivision and all residences and property subject to the Master Declaration by contract or covenants, conditions, and restrictions ("C.C. & R's). The word "subdivision" used in these regulations shall refer to the Plantation Subdivision and all subdivisions in which are located residences subject to the Master Declaration by contract or by C.C. & R's. All plans for landscaping and changes or alterations to existing landscaping are subject to review and final approval by the AECC prior to commencement of any site preparation or construction. They are also subject to subsequent ongoing review during construction through completion. Failure of any owner or builder to fully comply with the regulation stated below may result in unexpected additional expenses for the homeowner to bring a home into compliance or removal of non-approved landscaping.*

## **2015 AECC ROOFING MATERIALS REGULATION**

**ROOFING MATERIALS.** The only approved roofing materials shall be wood shakes and shingles, synthetic wood shakes and shingles, architectural shake asphalt shingles with at least a two-piece laminated architectural construction and a minimum weight of 270 lbs. per square, slate, synthetic slate, and tiles, including concrete and clay. Standard three-tab asphalt

shingles, Masonite, hardboard, or gravel shall not be allowed. The color of roofing materials must be approved by the AECC. In determining whether to approve a certain color, the AECC shall consider whether the color requested is visually compatible to the homes in the vicinity and the subdivision, and whether the requested color creates a visual contrast or appearance that detracts from the common aesthetics of the homes in the vicinity and in the subdivision.

The AECC recognizes that new roofing materials are being developed and marketed using a variety of materials. An owner may submit to the AECC for consideration roofing materials other than those above specified as acceptable, together with samples of the product and the product specifications, product technical attributes, and the authoritative articles advising of the results of testing on the product. If the product is equal in quality, texture, appearance, durability, and longevity as the products above described as specifically approved as roofing materials for the Plantation Subdivision, and such product visually matches the look of one of the approved products above named, the AECC will consider the product for approval as an acceptable roofing product for the Plantation Subdivision and properties subject to the *Master Declaration*. However, applications requesting the AECC to accept roofing materials similar to, but of lesser quality than the approved roofing materials specified above, will be denied.

Dated this 6 day of April, 2015.

  
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Craig Fenwick  
Plantation Master Association  
Architectural and Environmental  
Control Committee Member

Dated this 7 day of April, 2015.

  
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Doyle Allen  
Plantation Master Association  
Architectural and Environmental  
Control Committee Member

Dated this 6 day of April, 2015.

  
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Janelle Curtis  
Plantation Master Association  
Architectural and Environmental  
Control Committee Member

