

To: Board of Directors
Pelican Sound Golf & River Club

From: Architectural Review Committee
Pelican Sound Golf & River Club

Subject: Pelican Sound Roofs

Pelican Sound residential roofs are under the jurisdiction of the Architectural Review Committee however the existing ARC Guidelines and Procedures do not address new roof installations. Due to poor initial construction, age of existing roofs and the effects of Hurricane Irma many single family and multi-family homes are considering new roofs thus creating a need for guidelines and standards for what types of roofs will be acceptable within the residential communities.

We must eliminate discussions relating to the River Club and the new Golf Club. These two facilities are new construction with a distinctly different architectural design and style.

The residential homes within Pelican Sound are Mediterranean, Tuscan, West Indies architectural design, an adaptation of home styles from other time periods and other areas, an existing design that cannot be changed.

The ARC Committee unanimously agreed the community needs to maintain the appearance and design of the original community. Nine (9) associations, Oak Run, Seaside I, II, III, Edgewater I, Hammock Greens I, II, III, IV and Turnberry I, all have recently installed new roofs in their community and maintained the original look using barrel profile roof tiles. Representatives of these communities have expressed their desire that a new look of roof tile not be introduced. They requested that we maintain a consistent look and continuity throughout the residential homes of Pelican Sound and to not make their homes stand apart in appearance with the introduction of new profile roof tiles and colors.

Ryan Richards, Architect for the Golf Club/Racket Sports Complex, indicated a different roof tile other than barrel profile would not be compatible with the architecture of our residential homes.

A Senior Sales Representative for a local roof tile manufacturer suggested for re-roofs we should stay with the barrel tile due to the architecture of the homes. The new flat tile profile requires Contemporary style architecture to look appropriate, Pelican Sound is Traditional architecture.

It is the recommendation of the Architectural Review Committee that we maintain the original design of the residential homes in Pelican Sound and require the use of barrel tile profile for new roof installations. Further, ARC recommends that all new roof installations within multi-family home communities engage the services of a qualified roof consultant to develop specifications, receive the bids and oversee the roof installation, start to finish.

Background information regarding ARC recommendation:

Communities that have recently installed new roofs:

Edge Water I, Entegra Bella Collection, 'Desert Mirage'

Hammock Greens, Gerard Barrel Vault, 'Santa Fe'

Oak Run, Entegra Bella Collection, 'Desert Mirage' Slurry

Pinehurst ARC Application, Boral Barcelona 900, 'Casa Grande Blend'

Pinehurst ARC Application, Boral Barcelona 900, 'Canyon Clay'

Turnberry I, Entegra Bella Collection, 'Desert Mirage'

Seaside, Entegra Bella Collection, 'Desert Mirage'

Entegra is no longer manufacturing roof tiles. Gerard has been acquired by Borel

Boral Roofing manufactures high and medium barrel profile tile, flat profile tile and stone coated steel roofing. Crown Roof manufactures high and medium barrel profile tile and flat profile tile. Boral Roofing and Crown Roof Tile manufacture barrel tile profile and flat tile profile however both recommend that Pelican Sound maintain the barrel tile profile for a consistence appearance and compatibility with the architectural style of the residential homes.

November 09 Jodi Swan, Boral Territory Manager and Jeff Palmer, Boral Regional Sales Manager spoke to the NVR Round table to provide general information and answer questions.

November 13 Scott Bonk of Scott D. Bonk and Associates spoke to the ARC Committee regarding the need to engage the services of a qualified roof consultant to develop specifications, receive the bids and oversee the roof installation. He indicated that flat roof tiles weigh approximately one-pound per square foot more than barrel tiles however are no stronger than barrel tiles. Neither type of tile is more resistant to storm damage because all tiles must be installed to the same building standard. He will not recommend nor specify stone coated steel roof products.

November 19 George McMahon of Crown Roof Tiles visited Pelican Sound to observe the existing roof tile colors and recommend Crown Roof Tile colors that would be compatible with the existing roofs.

November 29 ARC Committee visited with Jodi Swan at the local Boral show room to view the different tile options and available tile colors. A selection of approved colors will be included with Exhibit 'O'.



Exhibit 'R'

In order to maintain the original design concept of the single family and multi-family residential homes in Pelican Sound, and have a continuity of appearance, new reroof installations shall use concrete high and medium barrel tile profile, Standing seam metal roofing and stone coated steel roofing are not acceptable. It is highly recommended that all new roof installations within multi-family communities engage the services of a qualified roof consultant to develop specifications, receive the bids and oversee the roof installation, start to finish.

The following roof tile manufactures and colors have been pre-approved, however due to manufacturers frequently revising their color options similar colors to those that are listed below may be acceptable however any color choice must be indicated on application and must receive ARC approval; Pelican Sound ARC Application is required before work may begin.

Boral Roofing Barcelona 900 (High Barrel)	Casa Grande Blend Canyon Clay Frontier Blend Spanish Blend Pinto Blend	Boral Roofing Vila 900 (Medium Barrel)	Spanish Blend Casa Grande Blend Pinto Blend Arbor Green (Pinehurst only)
Crown Roof Tile Sanibel (High Barrel)	Sand Dollar Mission Terra Cota Sand Hill American Oak Sand Dune Blend Ash Brown Blend Everglades (Pinehurst only)	Crown Roof Tuscany (Medium Barrel)	Mission Terra Cota Burnt Terra Cota Sunset

Recommended Roofing Consultants:

Forge Engineering
Casey Ward
2224 Trade Center Way
Naples, FL 34109
239.514.4100

Scott D. Bonk and Associates Inc
Scott D. Bonk
11217 Surry Place
Fort Myers, FL 33913
239.768.3654

Velocity Engineering
12821 Commerce Lakes DR, Suite 7
Fort Myers, FL 33913
239.689.1474

Ron Herron, Inc
Ron Herron
7690 Cameron Circle
Fort Myers, FL 33912
239.841.0253