

BROADLANDS
Modifications Subcommittee Design Guidelines

Roofing

General Considerations

New or replacement roofing, including the design and material, shall be appropriate in appearance and quality to the style and design of the house. Roof material and color should be compatible with other existing or proposed exterior colors and materials on the house.

For single family houses no application is required for the replacement of the existing roofing that is an exact match in color and similar in material. Architectural shingles are allowed.

For attached houses (Townhouses/Overland Park) in order to maintain uniformity among attached housing, an application is required for all reroofing projects. Architectural shingles are allowed.

Specific Guidelines

- The roofing material and color should be compatible with other approved roofing in the neighborhood.
- Changes in material, such as a change from cedar shakes to asphalt shingles, are considered as significant as changes in color.
- When replacing roofing, the entire structure should be re-roofed at one time. Partial re-roofing is generally not allowed unless the additional/replacement roofing exactly matches the existing roofing.
- Replacement roofing material and associated elements should be similar in appearance and quality to the existing approved roofing.
- A change in roof color must comply with the guidelines for Color Changes.

Submission Requirements

- Signed and dated application form
- Description of project
- Photographs showing the house and roof
- The manufacturer and specific color “name” of the proposed roofing material and a picture of the roof sample and color