

# **Roof (and Skylights) Replacement Policy**

## **Brandywine, A Planned Community**

**Executive Board Approval Date** July 15, 2018

**Revision History** November, 13, 2025

### **Policy Statement**

The Roof and Skylights Replacement Policy detail the guidelines for roofing shingle and skylight replacement at Brandywine, A Planned Community. Unit owners must submit an ARC request for approval that adheres to the guidelines.

### **Guidelines**

#### **Roof**

- Replace any rotten decking using ½" plywood
- Install 1" drip edge around the perimeter of the property to match existing color
- Add ice and water shield underlayment on valleys and bottom perimeters
- Install synthetic felt paper
- Install starter strip shingles to seal perimeters to minimize blowoff
- Install exhaust vent to all peaks
- Add sealer ridge cap to all peaks
- Replace pipe boots with lifetime pipe boot flashing
- Reflash all chimneys with aluminum flashing
- Install architectural grade shingles with a minimum 25-year warranty
- The Architectural grade shingles color must match GAF Weathered Wood
- Clean and blow out all gutters

- Cleanup around work area leaving no nails or materials in bedding or grass areas.
- Use of equipter to collect all debris and trash

**Skylights** (we recommend having your skylights inspected also)

- Skylights must match trim and size being replaced.
- Skylights must be compatible with the roof type and pitch especially regarding flashing which is critical for preventing leaks.

Notes:

We strongly advise replacing the roofing on the entire duplex or triplex at the same time by coordinating with your adjoining neighbor(s). This will provide for the best weather protection, color coordination, and pricing.

*Notwithstanding the foregoing guidelines, all other obligations and responsibilities remain as stated in the Declaration of Covenants and Restrictions, Bylaws, and Rules & Regulations for Brandywine, A Planned Community.*

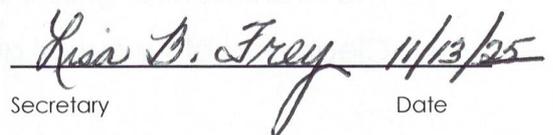
Recommended Roofers (this is only a recommendation):

- Tuscarora Roofing: 717-512-5340



President

Date



Secretary

Date