

Conway Farms Homeowners Association

January 2, 2020

Dear Conway Farms Homeowners,

At the 2019 Annual Meeting of the Conway Farms Homeowners Association the topic was raised about the Association's approved materials used in the replacement of home roofs. It was noted that there are a number of synthetic materials on the market today which may resemble the cedar shingles and hold up longer than cedar. They are also more expensive than cedar roofs. The Architectural Review Board (ARB) agreed to review the current materials and programs to determine a position for the community.

The Association Guidelines emphasize the commitment to the highest quality of design and construction, and to an appearance derived from the historic residential planning and architecture of Lake Forest. The City of Lake Forest currently strongly encourages the use of natural materials since they contribute to the unique character of neighborhoods and the community as a whole. The ARB has reviewed sample boards of various synthetic roofing materials, and has visited a couple of locations with these types of material. Although there may have been improvements of these materials, the ARB has determined that they do not provide the appearance and character of natural materials which unify the design element to which our community is committed.

Accordingly, the Conway Farms Homeowners Association and its Architectural Review Board Guidelines remain in effect, permitting only the installation of natural Cedar Shingle roofs with an exposure of 5 1/2 inches, preferably No. 1 Perfection Cedar Shingle. In some cases slate is considered. An ARB Application is required for all roof replacements describing the specifications of materials and workmanship, to be reviewed and approved prior the City's issuance of a permit and the commencement of work.

Sincerely,
Architectural Review Board
Conway Farms Homeowners Association