

Sugarhill Standing Seam Roof Requirements for Approval

This supersedes earlier approvals.

Currently (10-26-23*) the Board will approve the following:

- The metal type and gauge (thickness) of the metal to not be less than .032" aluminum or less than 24 gauge painted galvanized steel.
- Design of the specific standing seam needs to be 1-1/2" to 1-3/4" seam height with stainless steel clips and stainless steel fasters or metal appropriate fasteners.
- Standing seam needs to be snap-lock (not mechanically rolled) to allow the panels to float and not wrinkle in hot weather.
- The width of all panels are not to exceed 16".
- Fastener-flange (nail strip) type standing seam that doesn't use fastening clips is approved but must have a standing seam **no smaller than 1-1/4"** tall. Also, the panels must have striations to avoid heat buckling (oil canning).
- The paint quality we will approve needs to be Kynar 500.
- The paint colors for the Kynar 500 that will be allowed are specific. Here is a PDF of [13 color choices](#).** We would approve these or very similar from a possible different source (that must be reviewed before approval). *Please remember, all viewing screens and monitors on different devices represent color very differently.*

All re-roofing in Sugarhill must have Association approval before the project begins. Unapproved projects will be stopped and possibly rejected. These controls would maintain the quality of Sugarhill homes without compromising the look of the community.

*This document may be superseded. Please check with a board of director for the status of this document. The new standing seam roof covenant change allows the change but puts approval in the Board of Directors hands. This was done to allow changes that inevitably occur with a new item such as this.

** <https://www.sugarhilljensenbeach.com/img/ExtreemMetalsColorChartSH.pdf>



This agreement is not required to be signed by the contractor, but if it is signed and in our files it will expedite future approvals.

Contractor Agreement:

Name of Company _____

I/we agree to follow the above requirements for Standing Seam Metal Roof installations in the Sugarhill Subdivision that is controlled by the Sugarhill Property Owners Association.

Representative's Name _____

Phone Number _____

Signature _____

About Nail Strip Standing Seam:

- For constancy with clip type standing seam in Sugarhill we require 1.25" to 1.5" minimum seam height on nail strip standing seam.
- Panel width must not exceed 15".

Please contact us if there are any questions about these requirements before you start the project.

sugarhillconcerned@gmail.com

