

Updated Standards for Bent Tree Bluffs Composition Roof Shingles – July 10, 2025

Addition to Architectural Notes and Decisions: Roofing Industry change of Warranty Classifications and its Relation to Architectural Detail or Definition of the Composition Shingle

At the time of the approved revision to the BTB Covenants and Restrictions allowing Composition Roofing, 2009, the roofing industry was using a 30, 40, 50-year warranty rating for their product and our approved revision required:

- *Must be Architectural shingles with shadow lines or relief which imitate a wood shingle or shake in appearance (examples are GAF Timberline – Ultra HD, Tamko - Heritage, and Owens Corning - Oakridge 40 Deep Shadow)*
- *Must have appearance and color range of natural weathered cedar shingles or shakes (examples are GAF Timberline - Ultra Weathered Wood Blend, Tamko - Heritage Weathered Wood, and Owens Corning – Oakridge 40 Deep Shadow Driftwood)*
- *Must have at least a 40 - year warranty*
- *Must be Class A fire rated*
- *Must be installed on a solid decking (remove wood shingles and install new decking)*
- *Must be installed with metal valleys and flashing that coordinate with the roof color*
- *Must be installed with preformed ridge shingles*

The Roofing Industry is now basically stating that the majority, if not all, of their composition roofing product has a Limited Lifetime Warranty and they do not indicate a number of years of warranty. There are definitely limitations on the warranty, and the Lifetime term basically means for as long as the original owner (and in some cases, a replacement owner – transferability) resides in his home. So, they now apply the Limited Lifetime terminology to essentially all of the products regardless of whether it was 30, 40 or 50-year rated before and without regard to the level of architectural definition or detail (shadow relief) of the shingle. This has created a problem for the Architectural Committee and the BTB Homeowners Association, in that the intent of our approved change – to require a minimum 40-year warranty shingle with a higher level of definition – is out of step with what the industry is saying.

The BTB Architectural Committee has gathered information on GAF, Owens-Corning, and Tamko (our examples for what was approved); reviewed and analyzed the similarities and differences and have come to the following determination. The old pure 40-year shingle is being gradually eliminated, but a 30 or 50 level still exists. For example, we specified a GAF Timberline Ultra (as a 40-year level shingle); while today's products from GAF are Timberline HD (formerly Timberline Prestique 30), Timberline Ultra HD (formerly Timberline Prestique Lifetime), and for a limited time (until all supplies are exhausted) Timberline Prestique 40. There are also still higher levels of shingle above these standards that are available such as Grand Canyon and Grand Sequoia.

We feel that it is necessary to continue to ensure that a quality of roof that is consistent with the intent of what was approved by the homeowners for our Covenants and Restrictions (to be of at least the 40-year level of shingle in terms of the architectural definition). In fact, this level of roofing has already been installed on 75-80% of the homes in BTB and we feel the consistency and uniformity of color and dimension is one of significant factors in the overall attractiveness of our subdivision.

In order to maintain that level of quality and definition, the Architectural Committee will no longer approve the GAF Timberline Prestique 30 level of shingle for installation in BTB or any similarly rated shingle from other manufacturers.

The first two bullets from our roofing requirements checklist **NOW REQUIRE:**

- Must be Architectural shingles with shadow lines or relief which imitate a wood shingle or shake in appearance (examples are GAF Timberline Ultra HD, Tamko – Heritage Premium, and Owens Corning – Duration Premium)
- Must have appearance and color range of natural weathered cedar shingles or shakes (examples are GAF Timberline Ultra HD Weathered Wood, Tamko – Heritage Premium Weathered Wood, and Owens Corning – Duration Premium Driftwood)

All of the other approved requirements remain as before.

Roof Warranty Information

GAF Ltd. Warranty Comparison Guide*



STANDARD
Shingle Warranty
Click Logo for Details



BETTER
System Warranty
Click Logo for Details



BEST
Golden Pledge
Click Logo for Details

Material Defect Coverage*

100% coverage period	10 yrs. (3 or 5 yrs. on 3-tab shingles)	50 yrs. (20 yrs. on 3-tab shingles)	50 yrs. (20 yrs. on 3-tab shingles)
Covers roofing <u>system</u> ?	No, just shingles	Yes, entire system	Yes, entire system
Cost of installation labor included?	10 yrs. (3 or 5 yrs. on 3-tab shingles)	Lifetime (25 or 30 yrs. on 3-tab shingles)	Lifetime (25 or 30 yrs. on 3-tab shingles)

Workmanship Coverage*

100% coverage period	None	2 yrs. (Typical coverage offered by contractor)	25 yrs. (20 yrs. on 3-tab shingles) (Coverage provided and backed by GAF)
Misapplication of certain flashings covered?	No	2 yrs. (Typical coverage offered by contractor)	25 yrs. (20 yrs. on 3-tab shingles) (Coverage provided and backed by GAF)
Installer certified?	No (Anyone can install)	Yes	Yes
Tear-off costs included? (when necessary)	No	Yes (For material defects only)	Yes (For material defects or workmanship)
Disposal costs included? (when necessary)	No	No	Yes (For material defects or workmanship)

Problem Prevention

Exclusive 40-point factory inspection?	No	No	Yes
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Peace of Mind*

"Maximum" wind coverage up to 130 mph Category 3 hurricane wind speed available?	Yes (Not available for 3-tab shingles)	Yes (Not available for 3-tab shingles)	Yes (Not available for 3-tab shingles)
Warranty transferable?	Yes	Yes	Yes
Free transfer?	Yes	Yes	Yes