

Guidelines for Roofing Materials in Toro Park Estates – July, 2024

** All Roof Replacement Projects Require Prior Written Approval by the Toro Park Home Association Architectural Review Committee. Applications are available by contacting Bill Farrel – phone 484-6534 – email: bfarrel@sbcglobal.net*

Required – Class A fire rated roofing as required by County Building Codes and home insurers.

Encouraged – Roofing materials that are durable and similar in thickness, character, and appearance to the heavy butt cedar shakes used when the Toro Park Estates homes were originally constructed and that harmonize with existing roof materials used in Toro Park Estates.

Roof materials used to replace cedar shake in Toro Park Estates, and found compatible with the CC&R's, include a wide range of flat concrete and clay tile, Spanish tile, and metal roofing shingles replicating cedar wood shakes. Various manufacturers are available.

Discouraged But Not Prohibited:

Asphalt roofing shingles will be approved when it is the owner's strong preference, and when the owner has obtained written approval from the Architectural Review Committee prior to issuance of County building permits and start of construction.

The following criteria apply whenever asphalt shingles are to be used:

1. Use of premium quality asphalt shingle products designed to replicate natural cedar wood shake such as Certain Teed Presidential TL or equivalent manufacture.
2. Minimum thickness of exposed edge of shingle of 5/8 inch across not less than half (1/2) of all exposed edges.
3. Minimum shingle flat surface exposure width of 5" and depth of 7".
4. Colors of shingles should avoid bright, non-earth tone colors, and should replicate the color and character of natural wood shake. Black or very dark shingles are discouraged as these dense colors makes it difficult to see the variation in shingle thickness and such colors do not replicate wood shake.