

THURSTON GROVES HOMEOWNERS ASSOCIATION, INC.

BOARD RESOLUTION NO. 2025-01

Reaffirmation of Design Review Authority and Roofing Standards

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions for Thurston Groves (the "Declaration") establishes in Article IX the Design Review Board (DRB) and grants it authority to develop and apply detailed architectural standards; and

WHEREAS, the Design Review Manual (adopted in 2004) clarifies that roofing materials shall be cement tile or integral color concrete tile except that homes with a roof pitch of 10/12 or greater may request a tile exemption allowing alternative materials such as cedar shakes, dimensional shingles, metal, copper, or fiberglass; and

WHEREAS, the current Board seeks to ensure consistent and uniform enforcement of all architectural standards to preserve the aesthetic character and property values of Thurston Groves;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Design Review Manual remains the controlling standard for all exterior modifications and roofing approvals under Article IX of the Declaration will be enforced from this date forward.
2. The 10/12 pitch exemption and list of allowable alternative materials remain in effect as stated in the Design Review Manual.
3. The Board and the DRB shall enforce these standards prospectively, ensuring consistent application for all homeowners.
4. Past approvals or omissions that conflict with these standards shall not establish precedent for future approvals.
5. The Board will consider whether a community vote to modernize and clarify roofing materials is appropriate at a future meeting.

Adopted by the Board of Directors on this _____ day of _____, 2025.

President

Secretary