

**Phase 1B Supplement to the Amended and Restated
River Run Architectural Committee
Rules and Regulations
April 21, 2009**

This Supplement replaces River Run phase 1B Homeowner's Association Roof Repair/Replacement Procedure which was approved at the Annual Meeting held June 17, 1998.

**Article I
Introduction**

Residents of Phase 1B wish to preserve the unique and original appearance of the Phase 1B neighborhood. Residents desire that the River Run Architectural Committee be guided by this supplement in considering proposals for modifications to structures in Phase 1B as decided at a Special Meeting held December 4, 2008.

**Article II
House Architectural Guidelines**

- a. Re-Roofing Procedures –
 - 1. The property owner will decide if and when their roof is to be repaired or replaced, unless the association determines that a roof must be repaired or replaced in order to preserve the appearance and property values of the other owners in Phase 1B local HOA.
 - 2. The individual homeowner will initiate roof repairs, except as stated in #1 above.
 - 3. The entire building roof need not be replaced all at once. Individual units may re-roof when the need arises.
 - 4. Approved material will be Certainteed Presidential Shake TL in the 'Autumn Blend' Color (480# shingles).
 - 5. An Architectural Packet, including application and two neighbor notifications must be completed and submitted in order for the project to be considered for approval by the River Run Architectural Committee.