

Architectural – Roofing & Gutters / Downspouts

Each of The HAMLETS’s 47 Lot’s (houses) **has a unique original builder coordinated color scheme**. Within each of these color schemes there are **many exterior components that contribute to the overall color scheme** such as: the **roof shingles**/vents, siding/soffit, gutters/downspouts, brick (if present), wood trim, garage doors, window frames and grids, porches (if present), shutters, front door, storm doors (if installed), exterior light fixtures and foundation colors etc. Each of these items are a specific color coordinated within the overall Lot color scheme.

Roofing – shingles are a large component of each Lot’s overall color scheme. **The replacement shingles are to maintain the original color scheme**. The shingle color is coordinated with the siding and trim colors as part of the overall color scheme. **Thus, roof colors vary by Lot based upon its color scheme**. The original builder shingles were the brand GAF with some but not all of the original colors shown below: **Autumn Brown, Charcoal, Colonial Slate or Weathered Gray**. Replacement shingles can be either **Standard or “Architectural”** type shingles. The HOA does not require “architectural type” shingles but many Lot owners have used this upgraded shingle in replacements as it has a longer life, shows mold and discoloration less, and visually represents an upgraded look.



Remember to submit an Architectural Review Application Change Form to obtain approval if installing a new Roof and or Gutters.

Gutters & Downspouts – to be White in color – 4 inch width – Metal/Smooth – not painted

With Reference to: Rules and Regulations of The HAMLETS

IV. Architectural Guidelines and Regulations

(1) Architectural Guidelines and Regulations; Restrictive Covenants

6. **Roofing** -- Shall comply with all applicable Prince William County zoning ordinances.

Replacement roofing is to be composed of asphalt shingles that are of the same size and structure (dimensions) as the original builder shingles. Shingles to match the original shingle color(s) and to the Lot's specified external color scheme as preset by the builder. House models having separate multi-tiered roofs, porches, etc. to have shingles that all match in color, design and size. Upgraded "architectural design shingles" are permitted and encouraged (but not required), but if used are also to match the original shingle color(s) and to the Lot's specified external color scheme as preset by the builder. Lot owners are required to submit an ARB application for roof (shingle) replacements including documentation, design-color specifications, and supporting samples for approval.

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Questions can be directed to HOA Board and/or ARB members and refer to the HOA webpage at: www.thehamlets.com for additional color samples, information, and the "Contact Us" section.