

* FILL IN

Property Owners Association of Lake Ridge

ALL ITEMS Architectural Submission/Application Form

Owner (Applicant): * _____ Email Address: * _____ Phone: * _____
 Property Address: * _____ Zip: * _____
 Section: * _____ Lot: * _____ Gated Community: _____

Contractor Information:

Contractor Name: * _____
 Contractor Phone: * _____ Contractor Email: * _____
 Mailing Address: * _____

Construction, Modification or Addition Requesting:

<input type="checkbox"/> New Home Construction	<input type="checkbox"/> Landscaping	<input type="checkbox"/> Other: Full
<input type="checkbox"/> Detached Structure/Building	<input type="checkbox"/> Patio/Arbor/Deck	Description _____
<input type="checkbox"/> Fence	<input type="checkbox"/> Pool/Spa	_____
<input type="checkbox"/> Paint	<input type="checkbox"/> Roof	_____
<input type="checkbox"/> Play Equipment	<input type="checkbox"/> Solar Panels	_____
<input type="checkbox"/> Exterior Modifications	<input type="checkbox"/> Storage Shed	_____
%Masonry _____ Front _____ Left Side _____ Right Side _____ Rear _____		

CK ALL THAT YOU ARE DOING

← FILL OUT FOR ALL 4 SIDES

Comments: _____

New Home Construction must include the following at time of submittal (Please check items included)

- A completed Submission Form (an incomplete form will not be accepted)
- House Plans (complete set) **A**
- A Site or Plot Plan showing the location of the House, city sidewalk, set-backs etc. **B**
- Foundation Plans – Signed Sealed Certified Engineer Stamp **C**
- Engineered drainage plans with contours sealed – Signed Sealed Certified Engineer Stamp **D**
- Landscape and Irrigation plans (Front, side yards and culvert areas must be sodded and irrigated) **E**
- Soil Test Report **F**
- Exterior building materials brands/color of roofing, Masonry, Brick and Color of Selections (photo samples required) **G**
- Retaining Walls, if applicable **H**
- Total Electric – Yes No
- Propane - (Note location on the site plan) ALL NEW PROPANE TANKS MUST BE BURIED **I**
- Signed Construction Site Policy **J**
- Signed Special Acknowledge Form for New Construction **P. 3 OF APPLICATION**
- \$200 Submittal Fee (check/money order/cashier check only)
- \$3,000 Construction Deposit (\$2,500 Summit) (check/money order/cashier check only)

CK ALL THAT APPLY

All Other requests must include the following at the time of submittal

- A completed Submission Form (an incomplete form will not be accepted)
- A Site or Plot Plan showing the location of the proposed project along with house and any other structures on your lot (including dimensions from the property line and other structures)
- A description of the project, including height, width and depth, roofing materials, colors, etc.
- A picture or drawing of the intended/existing project (sketches, clippings, catalog illustrations and other data or links to websites)
- Pool Plan (if applicable) – detailed by contractor, must acknowledge use of soil test
- Fence Plan (if applicable) – detailed, material, height, slat spacing etc
- \$50 Submittal Fee (check/money order/cashier check only) (Fee does not apply to non-structural additions or changes ie; landscaping, roof replacement, painting or staining etc. please contact office with questions)

CK, WHAT YOU ARE DOING

Make all checks payable to - POA of Lake Ridge (drop off or mail to 100 Lake Ridge Parkway, Cedar Hill, TX 75104)

ALL PLANS MUST BE IN PDF FORMAT AND SUBMITTED VIA EMAIL TO POAOFLLR@CIRAMAIL.COM

Owners Acknowledgements:

I understand:

- That no work on this request shall commence until I have received approval of the Architectural Control Committee (ACC);
- Any construction or alteration to the subject property prior to approval of the Architectural Control Committee is strictly prohibited. If I have commenced or completed any construction or alteration to the subject property and any part of this application is disapproved, I may be required to return the subject property to its original condition at MY OWN EXPENSE. If I refuse to do so and the POA incurs any legal fees related to my construction and/or application, I will reimburse the POA for all such legal expenses incurred.
- That any approval is contingent upon construction or alterations being completed in a neat and orderly manner;
- That there are architectural requirements covered by the Covenants and a board review process as established by the Board of Directors;
- All proposed improvements to the property must comply with city, county, state and local codes. I understand that applications for all required building permits are my responsibility. Nothing herein shall be construed as a waiver of modification of any codes. My signature indicates that these standards are met to the best of my knowledge.
- That any variation from the original application must be resubmitted for approval;
- That if approved, said alteration must be maintained per the Declaration of Covenants, Conditions and Restrictions for the POA.
- This alteration will not detrimentally affect the proper drainage of any common areas or surrounding lots. I will be responsible at my expense to correct any drainage problems to such areas that may occur as a result of this work or alteration.
- *The Builder/Applicant acknowledges and agrees that the Committee and Association assume no liability resulting from the approval or disapproval of any plans submitted. The Committee and the Association assume no liability and make no representations regarding the adequacy or quality of any submitted plans or whether such plans comply with any or all governing authority requirements. The Committee's review, comments, and/or approvals do not relieve the Builder/Applicant of their responsibility and obligation to comply with the Master Declaration, Master Design Guidelines, or Subdivision Guidelines as applicable. The Builder/Applicant agrees to grant the Association accesses to property at any reasonable hour to inspect for compliance issues.*
- *It is the duty of the owner and the contractor employed by the owner to determine that the proposed improvement is structurally, mechanically and otherwise safe and that it is designed and constructed in compliance with applicable building codes, fire codes, other laws or regulations and sound practices. Your association, the ACC Committee and any employee or member thereof, shall not be liable in damages or otherwise because of the approval or non-approval of any improvement.*

I certify that the above information is an accurate representation of the proposed improvements and that the work will conform to applicable codes, covenants and standards. I also certify that the improvements will be completed in accordance with the approved application. I understand that construction is not to begin until approval has been received from the Architectural Control Committee. The Architectural Control Committee has permission to enter the property to make inspections, as they deem necessary.

BOTH OWNERS SIGN & DATE

Owner/Applicant Signature: _____ Date: _____

Co-Owner/Applicant Signature: _____ Date: _____

Informational Addendum

REVIEW PROCESS – Your association's governing documents stipulate the amount of time the ACC may take to render a decision which is 30 days from receiving a completed submittal and any fees due. However, the ACC will make every reasonable effort to expedite the review process. Applications will be reviewed during the timeframe for completeness and the ACC may request additional information to help clarify your proposal.

APPLICATION – The application must be accompanied with necessary documents, photos, drawings, brochures, and information necessary to present to the ACC. Property owners must sign the application. Contractor's signatures for property owners will not be accepted. **Modifications are not permitted to commence until the modification has been reviewed and approved by the ACC.**

NOTIFICATION - All owners will be notified by email once the request has been approved or denied.

APPEALS – Appeals of an ACC decision can be made to the Lake Ridge POA board using the procedure detailed in 3.09 of the Rules and Regulations document

Special Acknowledgment Form for New Home Construction

The First Revised Rules and Regulations Governing Architectural and Design Matters cover a wide variety of guidelines for both new house construction and other improvement projects. The ACC expects builders and homeowners to follow these rules and guidelines. In order to improve processing time for new house construction applications we are requesting builders and homeowners to sign off that they are specifically addressing certain items. All the Rules apply but below are listed things that are routinely violated/overlooked. And, these issues repeatedly are requiring additional time in the processing of applications by having to get acknowledgements and clarifications. NOTE THAT, TO THE EXTENT POSSIBLE, WE WILL BE INSPECTING THESE ITEMS RIGOROUSLY IN FINAL INSPECTIONS. PLEASE INITIAL AND SIGN AS PROOF OF ACKNOWLEDGEMENT.

___ Section 4.03 Trim, soffits, and secondary materials. Must be Cementous materials.

___ Section 4.04 Roof Construction, materials, and accessories. Problem areas – type of shingles used, metal roof requirements. Signoff to mean builder will not deviate from requirements listed. You are required to state in your submission the manufacturer, and line of shingle you will be using. We have a listing of Class 3 and 4 shingles that currently meet the spec. If the one you propose isn't on the list, you will have to provide a spec sheet.

___ Section 4.05 Inappropriate exterior materials. Problem areas – using non approved materials. Signoff is acknowledgement of banned materials and that they will not be used. Continue denoting materials used on drawings. All roofing materials must match the design of the Dwelling and be approved by the Committee.

___ Section 4.06 Windows. Signoff acknowledgement that all windows to be double pane.

___ Section 4.08 Garages, driveways, and sidewalks. Problem areas – drawings don't provide details of materials. ACC will interpret this signoff to mean use of brushed finish concrete or exposed aggregate. Anything else will require builder or homeowner additional submission.

___ Section 4.13 Mailboxes. Problem areas – mailboxes not placed on level concrete base. Signoff acknowledges adherence to requirements of this Section.

___ Section 4.14 Exterior lighting. Problem areas – light spillover or glare to neighboring tracts. Flood lights not shielded. Signoff means builder will follow all requirements in the Section.

___ Section 4.19 Chimneys. Problem areas – wrong materials used. Signoff means any chimney constructed will meet the requirements of this Section. Continue denoting materials on the drawings.

___ Section 5.02 Required landscaping. Problem areas – sod type not called out, areas covered not identified, flower beds not located. Signoff means all sod will be St. Augustine or Bermuda. Sod will cover all of front yard and culvert and side yard back to end of sidewalk. Note: Continue to put callouts for sod, flower beds, type plants, and trees on the landscaping plan.

___ Section 5.03 Irrigation. Problem areas – insufficient information. Signoff means residential underground irrigation will be installed everywhere there is sod or flower beds and acknowledgement of other specific requirements in this Section.

Rev. 9-6-22

Builder printed name _____
Homeowner printed name _____

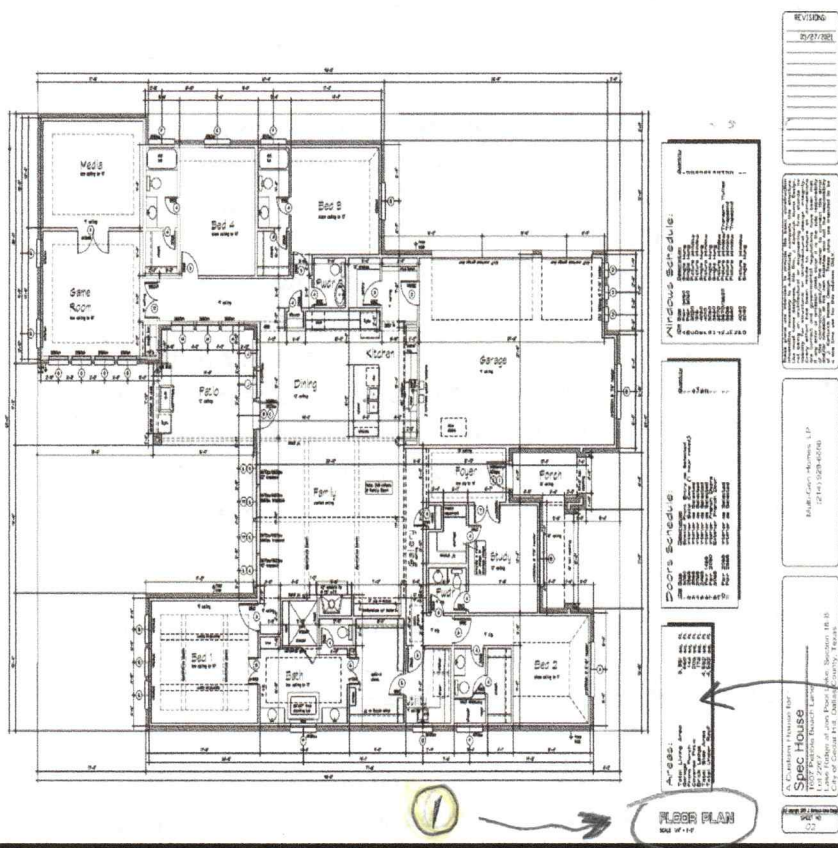
Builder signature _____ Date _____
Homeowner signature _____ Date _____

BOTH MUST SIGN

INITIAL ALL

HOUSE PLANS

A



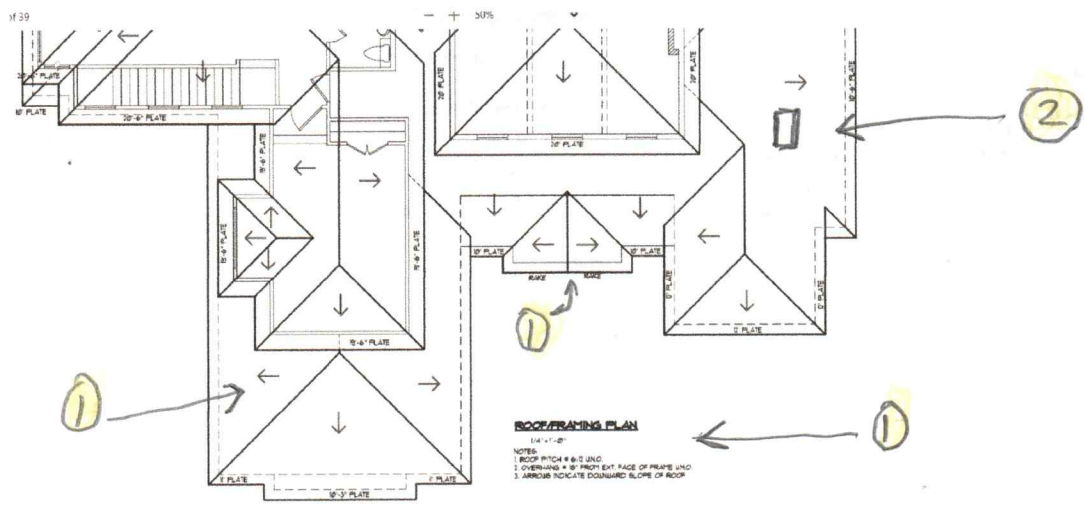
Floor Plan

1. You must have a floor plan for each floor. It must be fully dimensioned.
2. The drawing(s) must list the sq. ft. of living space, garages, etc. You must meet the sq. ft. requirements for your section.

1)

A

HOUSE PLANS



Roof Plan

1. Roof plan to show pitches of roof.
2. Show all chimneys. See also 3.03.

DRAINAGE PLAN

D

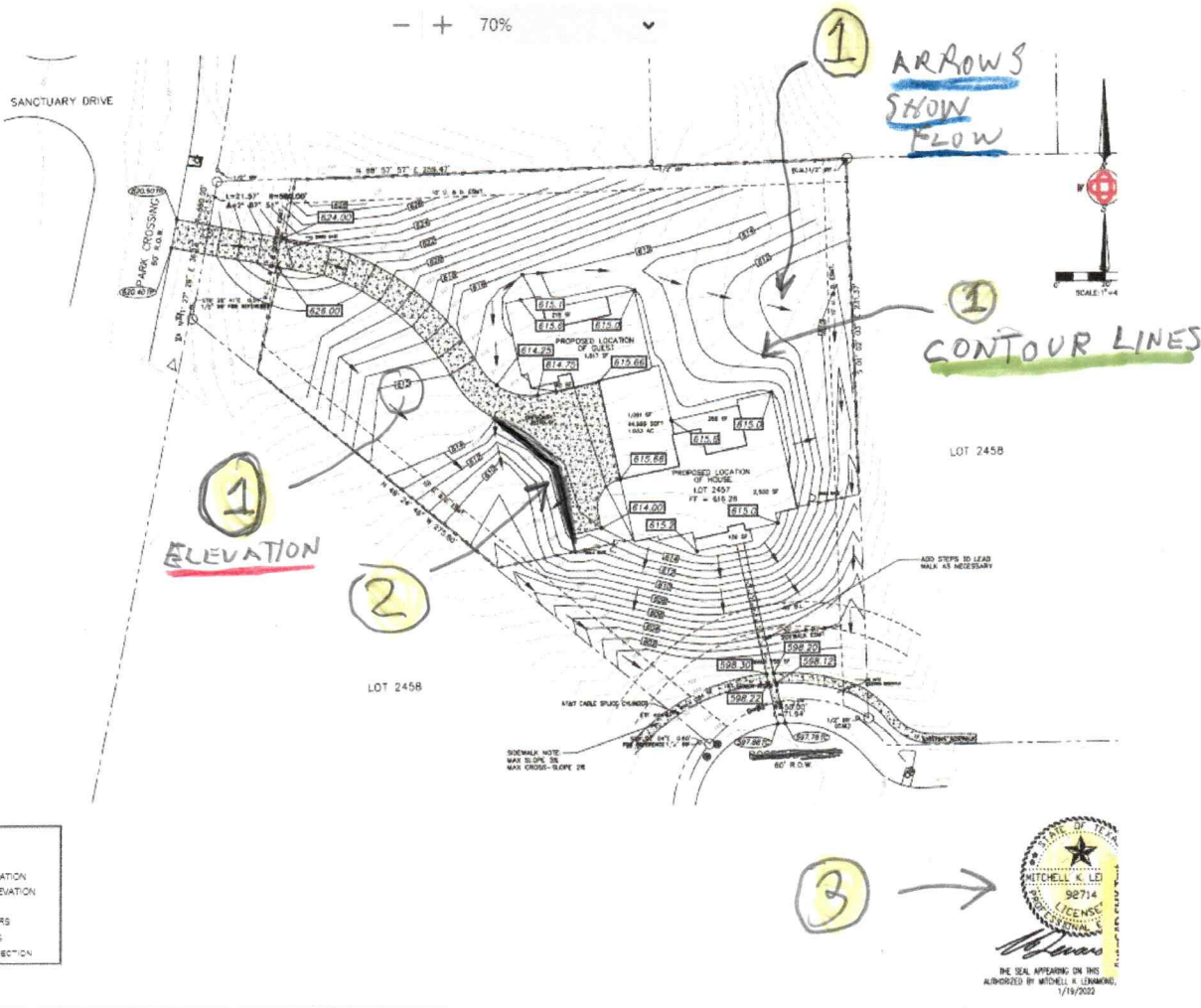
1. PROJECT GROUND/TECHNICAL HELP/REQUIREMENTS
2. REMOVE AND DISCARD ALL VEGETATION WHERE GRADING IS PROPOSED
3. SITE DRAINAGE MUST BE WELL DEVELOPED AND DIRECTED AWAY FROM THE FOUNDATION. GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. FLOWLINE SLOPES OF SWALES AND SIDE YARDS SHALL NOT BE LESS THAN 1.25%. NO PONDING OF SURFACE WATER SHALL BE ALLOWED NEAR THE STRUCTURE.
4. BACKFILL AROUND THE FOUNDATION SHALL BE WITH COMPACTED SOIL.
5. HIDE DOWNSPOUTS AND DRAINS SHALL BE EXTENDED AND DRAIN AWAY FROM FOUNDATION.
6. PAVING AND STRUCTURAL DESIGN BY OTHERS.

ALL ELEVATIONS ARE BASED ON SURVEY DATA PROVIDED BY THE OWNER AND/OR SURVEYOR. DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR DISCREPANCIES RESULTING FROM SURVEY DATA.

CAUTION!!!
CALL TEXAS ONE CALL @ 1-800-245-4545 48 HRS PRIOR TO CONSTRUCTION

III CAUTION !!!
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION AND DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OR HER EXPENSE.

LEGEND	
---	EASEMENT
XXX	EXISTING SPOT ELEVATION
XXX	PROPOSED SPOT ELEVATION
---	PROPERTY LINE
---	PROPOSED CONTOURS
---	EXISTING CONTOURS
→	PROPOSED FLOW DIRECTION

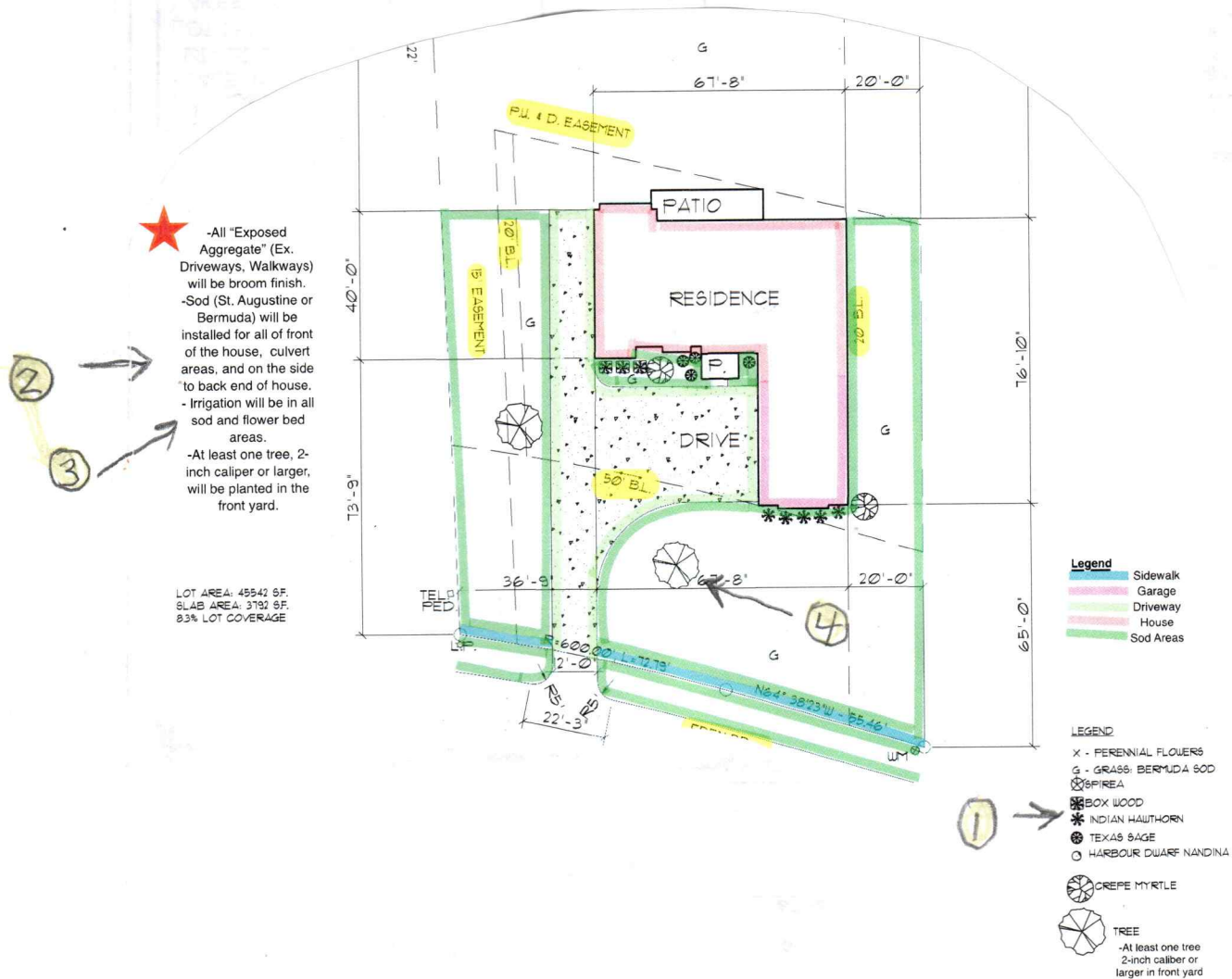


Drainage Plan

1. Must show elevations and indicate water flow on property. Show all contours on lot.
2. Must show all retaining walls on property – whether to be built or existing. See sheet H for details.
3. Drainage Plan must have an Engineer's stamp and signature.

LANDSCAPE PLAN

E



Landscape Plan

1. You must have a legend or a callout for each plant in your front flower beds.
2. You must denote that you are putting in sod – St. Augustine or Bermuda grass – in all of the front of the house and culvert areas and on the sides to the back of the house. Read requirements in 5.01 & 5.02.
3. You must have irrigation in all areas – flower beds and sod. 5.03.
4. You must plant one tree in the front yard if none exist on the site. 5.02

2)

SOIL TEST

F

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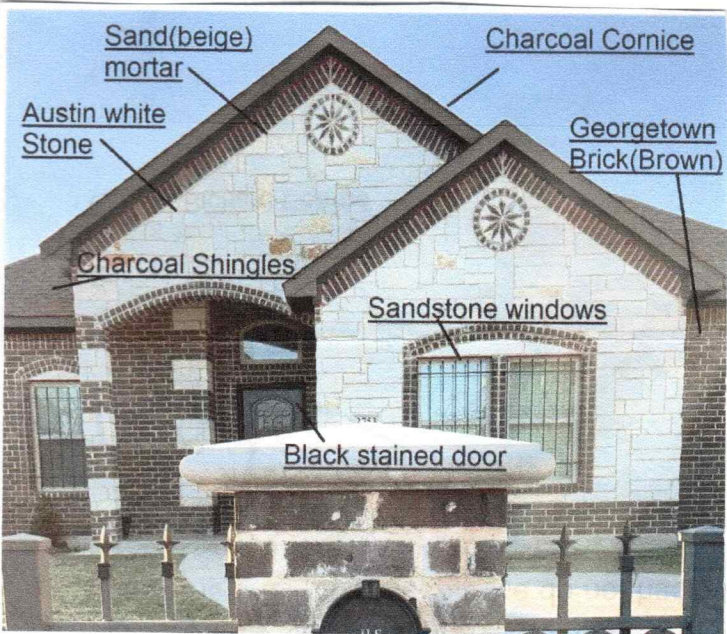
SECTION	PAGE NO.
1 INTRODUCTION	1
1.1 Project Information	1
1.2 Purpose and Scope	1
2 SUBSURFACE CONDITIONS	2
2.1 Area Geology	2
2.2 Subsurface Stratification	2
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APPENDIX A
Plan of Borings

Soil Test Report

This item on the application is more appropriately called "Geotechnical Engineering Report". Above is a sample table of contents. You must submit the entire report.

EXTERIOR MATERIALS



Exterior Materials and Colors

There are several different ways you can show what you are using for Exterior materials. We require **Information & color** for :

- Brick
- Stone
- Roof
- Windows
- Siding
- Trim
- Doors (garage and other)
- Chimney
- Decks
- Retaining Walls

DENOTING A COLOR – FOR EXAMPLE – SHERWIN WILLIAMS SANDSTONE G-432 IS NOT SUFFICIENT COLOR SAMPLE OR PICTURE REQUIRED FOR ALL ITEMS.

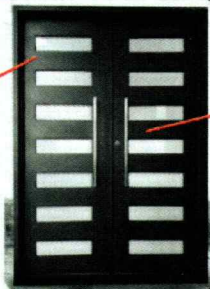
EXTERIOR MATERIALS



Stucco: L&W Supply
Lively White/ Sandpebble



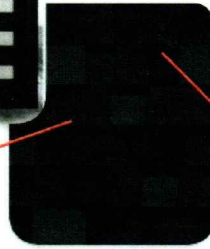
Stone: Texas Stone
Onyx Black Luxroc



Door: Precise Iron
Zeus 7 Entry Iron Door Black



Roof: OWENS CORNING
TRUDEFINITION DURATION ONYX BLACK



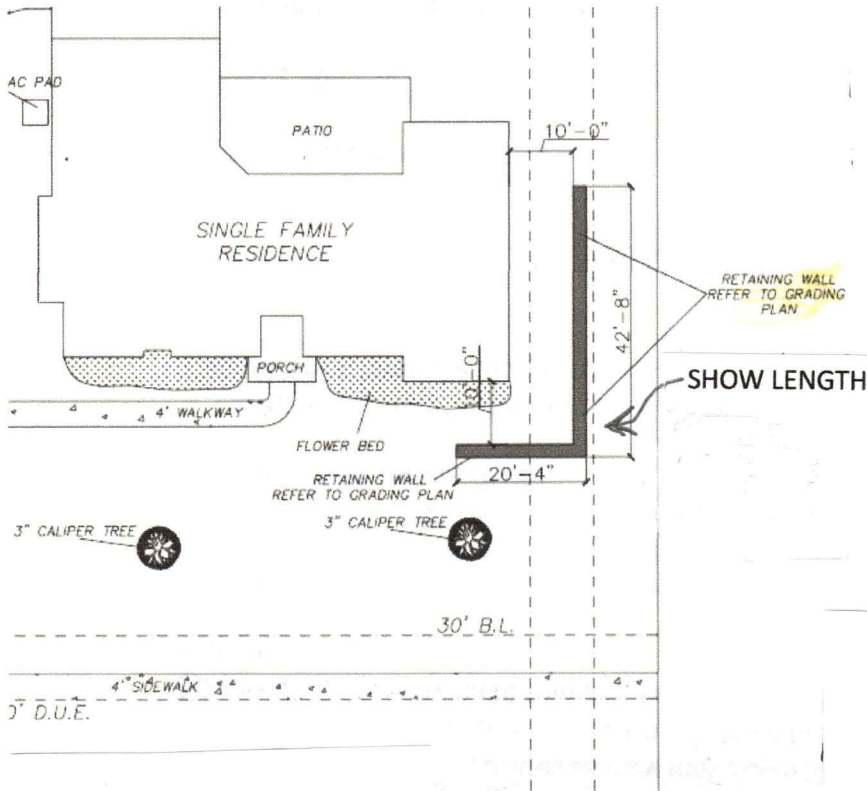
Windows: Teza Doors
Double Pan Black Frames

Precise Iron - Modern Frameless Garage Doors

3)

H

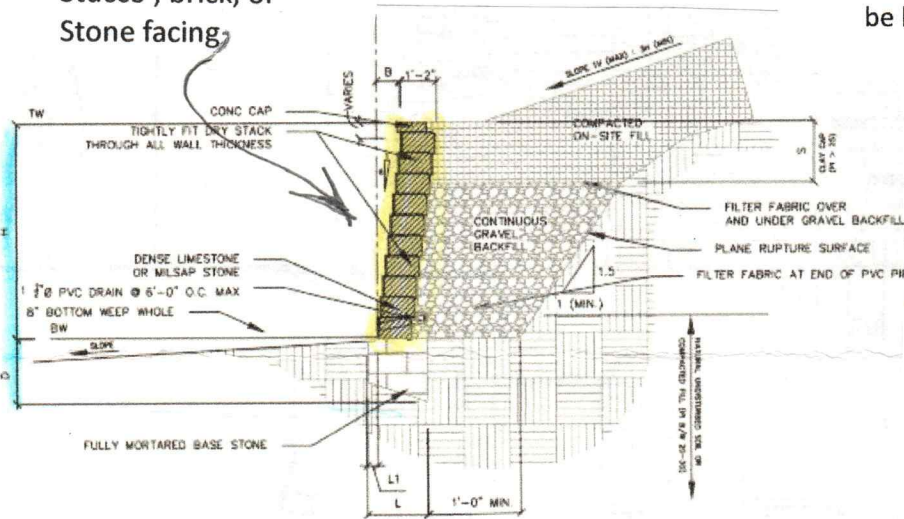
RETAINING WALLS



You must show all retaining walls on both the Site Plan and the Drainage Plan. Show How the wall affects drainage off the property

If your retaining wall is to be higher than 4 ft. then it must be an engineered structure. The ht. includes the footing. See 4.12 for details. You must provide a cross section for eng. walls showing how it will be built, the foundation, and backfill.

Stucco, brick, or Stone facing



Facing for all walls in public view must be natural stone, brick, or stucco to match the dwelling. Walls cannot exceed 10 ft. in height.

1 RETAINING WALL DESIGN SECTION
SCALE: N.T.S.

Engineers stamp required for all walls requiring engineered design

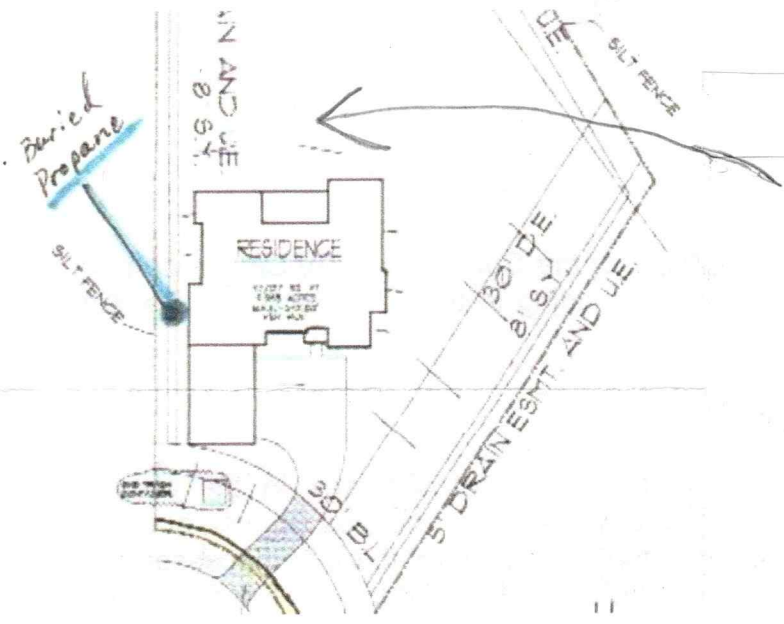


3)

NOTES



To: vinewood arc - int cont'd



Propane

If you are using propane show the location of the tank. Please reference the propane policy of 6-21-22 on the POA website. All tanks must be buried.

J

Property Owner's Association of Lake Ridge Construction Site Policy (2023)

NOTICE TO ALL BUILDERS /CONTRACTORS Exhibit A

All contractors are required to follow these Mandatory Workplace Standards for all work conducted within this Lake Ridge POA Community.

1. Lake Ridge POA Community is a "Clean Site"

All contractors are required to maintain plans and on-site controls for the following:

- No construction prior to ACC Approval
- Culvert installed prior to construction - see CC&R's
- Gravel Driveway laid to prevent mud from getting into the street
- Mud must be removed from the street
- Erosion control fencing properly installed at all times during construction.
- Garbage and Litter (Dumpster required at all times and emptied as necessary)
- Porte John (Required at all times and placed on construction site not adjacent lots or in the street)
- Construction Waste & Debris removed in a timely manner
- Builder Signs no Larger than 36" x 36"
- No Sub-Contractor Signs Permitted
- No access to construction area through adjoining property without owner's prior written approval and all damages that occur must be repaired at no cost to that owner and restored back to the original condition of lot
- Cement will not be dumped on empty lots

THIS IS WHAT WILL BE REQUIRED AT THE BUILD SITE THESE SIGNS ARE REGULARLY INSPECTED AND FINES ARE IMPOSED FOR VIOLATIONS.

Contractors are required to continuously abide by these workplace standards to work on the Lake Ridge POA Community. Daily inspections are conducted by the POA. Violations are subject to fines and/or dismissal from the project.

Thank you,
POA of Lake Ridge

NOTE: NEW TIMING RULES IN THE POLICY. PLEASE READ CAREFULLY

Property Owners Signature

Builder's Signature

Property Address

Date

ROOF SHINGLES

Impact Resistant Shingles List of approved lines.

1. GAF

- Grand Sequoia AS Shingles (Class 4)
- Timberline Armorshield II (Class 4)
- Timberline AS II (Class 4)
- Weathergard HP (Class 4)

2. CertainTeed

- Belmont IR (Class 4)
- Presidential Shake IR (Class 4)
- Landmark Climateflex IR (Class 4)
- Landmark Solaris Gold IR (Class 4)
- Highland Slate IR (Class 4)
- Northgate IR (Class 4)
- CertainTeed XT 30 IR (Class 4)
- Presidential TL (class 4)

3. Malarkey

- Vista (Class 3)
- Vista AR (Class 3)
- Legacy (Class 3)
- Legacy Scotchgard (Class 4)
- Windsor Scotchgard (Class 4)
- Dura-Seal AR (Class 4)
- Highlander AR (Class 3)

4. Atlas

- StormMaster Slate (Class 4)
- StormMaster Shake (Class 4)
- Pinnacle Pristine (class 3)

5. Owens Corning

- Weatherguard HP (Class 4)
- Trudefinition Duration Storm (Class 4)
- Trudefinition Duration Flex (Class 4)

6. Tamko

- Titan (class 3)
- Stormfighter IR (Class 4)
- Heritage IR (Class 4)

7. IKO

- Dynasty (Class 3)
- Nordic (Class 4)

8. BP

- Vanguard (Class 4)

NO SPEC SHEET REQUIRED

Metal Shingles

Metal shingles can now be approved if they meet Class 3 or 4 specifications. You must provide a spec sheet showing the conformance to the UL rating. We do not provide any listing of approved companies / product lines.

ROOF SHINGLES

Requirements for shingles not on approved list

ROOF SHINGLES

OWENS CORNING - TRUDEFINITION® DURATION ONYX BLACK

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TruDefinition®
DURATION® SHINGLES



Red Medium brown with prominent red and orange
Desert Tan Medium warm golden brown shingle with prominent buff, golden
Driftwood Medium neutral brown shingles with a prominent mix of dark and medium
Estate Gray Medium warm gray shingles with a green undertone achieved by
Onyx Black Black shingle with prominent dark gray and black granules
Teak Medium neutral brown shingle with a prominent mix of gray, medium and
Williamsburg Gray Dark neutral gray with prominent brown, dark gray, and black granules

②

TOTAL PROTECTION SIMPLIFIED®

It takes more than just shingles to protect a home. It takes an integrated system of components and layers designed to perform in three critical areas. The Owens Corning® Total Protection Roofing System® gives you the assurance that all of your Owens Corning roofing components are working together to help increase the performance of your roof.

PROTECCIÓN TOTAL SIMPLIFICADA®

Se necesita más que solo tejas para proteger su vivienda. Se necesita un sistema integrado de componentes y capas diseñadas para desempeñarse en tres áreas críticas. El Sistema de Cubierta Total de Owens Corning® le garantiza que todos sus componentes para techos de Owens Corning trabajan juntos para mejorar el desempeño de su techo.

RATED CLASS 3 FOR IMPACT RESISTANCE
and may qualify for a homeowner insurance discount.

SEAL. SELLAR.

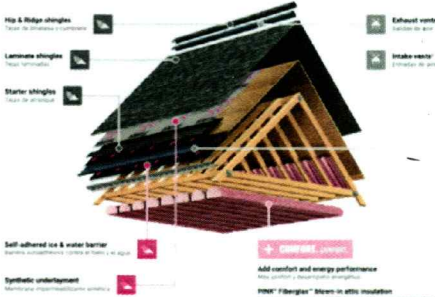
Helps create a waterproof barrier
Ayuda a crear una barrera impermeable

DEFEND. DEFENDER.

Helps protect against nature's elements
Protege contra los elementos climáticos

BREATHE. RESPIRAR.

For balanced attic ventilation
Para una ventilación equilibrada del ático



FEATURES & BENEFITS

- TruDefinition® Color Platform
- 130-MPH Wind Resistance
- Rated Class 3 for Impact Resistance*
- Limited Lifetime Warranty**

Product Attributes

Warranty Length**

Limited Lifetime (for as long as you own your home)

Wind Resistance Limited Warranty*

130-MPH

Algae Resistance Limited Warranty**

25 Years

TRU PROtection® Non-Prorated Limited Warranty* Period

10 Years



TruDefinition® Duration® Shingles

Product Specifications

Size	13 1/4" x 39 3/8"
Application Exposure	5%*
Shingles per Bundle	Not less than 20
Average Shingle Count per 3 Bundles	64
Average Coverage per 3 Bundles	98.4 sq. ft.

Applicable Standards and Codes

ASTM D3462

ASTM D228

ASTM D3018 (Type 1)

ICC-ES AC438®

ASTM D3161 (Class F Wind Resistance)

ASTM D7158 (Class H Wind Resistance)

ASTM E108/UL 790 (Class A Fire Resistance)

UL 2218 (Class 3 Impact Resistance)*

FM 4473 (Class 3 Impact Resistance)*

PRI ER 1378E01

Florida Product Approval

Miami-Dade County Product Approval†

③

* See actual warranty for complete details, limitations and requirements.

† 40 Year Limited Warranty on commercial projects.

‡ Owens Corning testing against competing products with wide single-layer nailing zones when following manufacturer's installation instructions and nailing in the middle of the allowable nailing zone.

§ Tru-Bond® is a proprietary premium weathering-grade asphalt sealant that is blended by Owens Corning Roofing® and Asphalt, LLC.

¶ The amount of Triple Layer Protection® may vary on shingle-to-shingle basis.

‡ International Code Council Evaluation Services Acceptance Criteria for Alternative Asphalt Shingles.

* Excludes non-Owens Corning® roofing products such as flashing, fasteners, pipe boots and wood decking.

1 See Color Disclaimer information on page 3 for additional details.

2 Applies to all areas that recognize Miami-Dade Notice of Acceptance (NOA).

3 Shingles are algae resistant to control the growth of algae and discoloration.

4 Installation must include use of an Owens Corning® Hip & Ridge product. See actual warranty for details.

5 Owens Corning® Bourbon and Midnight Plum shingles include a patent pending design.

6 Qualifying Owens Corning Hip & Ridge Shingles may be required to complete a UL 2218 and/or FM 4473 Class 3 Impact-Resistant Roof System. Due to the variability in real storm conditions, a Class Rating on any product does not guarantee that it will withstand damage from hailstorms or other acts of God. Owens Corning shingles are not covered under a warranty for hail damage.

7 Homeowners should check with their insurance company to see if they qualify.

SureNail® Technology is not a guarantee of performance in all weather conditions.

For patent information, please visit owenscorning.com/patents.



OWENS CORNING ROOFING AND ASPHALT, LLC
ONE OWENS CORNING PARKWAY
TOLEDO, OH 43659 USA

1-800-GET-PINK® | 1-800-438-7465
www.owenscorning.com

1. You must designate what shingle & what line or series they are.
2. You must show a picture of the color you are using.

3. You must provide a spec sheet. See requirements in 4.04.
-30 yr. life
-class 3 or 4