

Pinnacle Architectural Control Committee

Roof Material Policy as of March 1, 2015

At such time any lot owner desires or is required to install or replace the roof of any structure on a lot in the following subdivisions of the Pinnacle Country Club, such lot owner shall use one of the products listed below.

Subdivisions:

Estate Lot. "Estate Lot" shall mean and refer to each of (a) Lots 1, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, and 27 of the Champions Golf and Country Club Development to the City of Rogers, Arkansas as such Lots are depicted on the Final Plat of the Champions Golf and Country Club Development recorded with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas in Plat Book 14 at Page 290; and (b) Lots N-1 through N-20 of the Champions Golf and Country Club Development to the City of Rogers, Arkansas as such Lots are depicted on the Final Plat of Champions Golf & Country Club, Phase II recorded with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas in Plat Book A15 at Page 178.

Fairway Lot. "Fairway Lot" shall mean and refer to each of Lots 9 through 12, 14 through 16, 28 through 65, 74 through 91, 131 through 147, and 303 through 359 of the Champions Golf and Country Club Development to the City of Rogers, Arkansas as such Lots are depicted on the Final Plat of the Champions Golf and Country Club Development recorded with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas at Plat Book 14 at Page 290.

Interior Lot. "Interior Lot" shall mean and refer to each of Lots 2 through 8, 92 through 129, 148 through 251, 264 through 301, and 360 through 368 of the Champions Golf and Country Club Development to the City of Rogers, Arkansas as such Lots are depicted on the Final Plat of the Champions Golf and Country Club Development recorded with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas at Plat Book 14 at Page 290

Pinnacle Phase 1 Lot. "Pinnacle Phase 1 Lot" shall mean and refer to each of the numbered Lots within Phase 1 of the Pinnacle Subdivision of the City of Rogers, Arkansas as such Lots are depicted in the Final Plat of The Pinnacle Subdivision Phase 1 recorded with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas in Plat Book 19 at Page 203.

Pinnacle Phase 2 Lot. "Pinnacle Phase 2 Lot" shall mean and refer to each of the numbered Lots within Phase 2 of the Pinnacle Subdivision of the City of Rogers, Arkansas as such Lots are depicted in the Final Plat of The Pinnacle Subdivision Phase 2 recorded with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas in Plat Book P2 at Page 799.

Pinnacle Phase 3 Lot. "Pinnacle Phase 3 Lot" shall mean and refer to each of the numbered Lots within Phase 3 of the Pinnacle Subdivision of the City of Rogers, Arkansas as such Lots are depicted in the Final Plat of The Pinnacle Subdivision Phase 3 recorded with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas in Plat Book P2 at Page 909.

Pinnacle Phase 4 Lot. "Pinnacle Phase 4 Lot" shall mean and refer to each of the numbered Lots within Phase 4 of the Pinnacle Subdivision of the City of Rogers, Arkansas as such Lots are depicted in the Corrected Final Plat of Pinnacle Subdivision Phase 4 recorded with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas in Plat Book 2004 at Page 712.

Products:

- #1 Cedar Shakes
- Slate Tile
- Concrete Tile
- Clay Tile
- Synthetic Polymer Formulated Shake Shingles as manufactured by DaVinci Roofscapes Shake Shingles or equal
- Architectural Laminated Fiber Glass Asphalt Composition Shingles providing a minimum of a 40 year limited warranty with a minimum weight of 250 lbs. per square.
- Materials of an aesthetic appearance, quality and color as reasonably determined by the Architectural Control Committee.
- Note: Metal roofing materials other than copper will not be approved.

Subdivision:

Town Home Lot. shall mean and refer to each of Lots T-1 through T-54 within the Champions Golf and Country Club Development to the City of Rogers, Arkansas as such Lots are depicted on the Replat of the Final Plat of Pinnacle Town Homes recorded with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas in Plat Book 20 at Page 152.

Product:

- #1 Cedar Shakes
- Architectural Laminated Fiber Glass Asphalt Composition Shingles providing a minimum of a 40 year limited warranty with a minimum weight of 250 lbs. per square. Weathered Wood color only.
- Note: Same type roofing material is required on each side of the two unit town homes.

Subdivision:

Patio Home Lot. "Patio Home Lot" shall mean and refer to each of Lots P-1 through P-17 within the Champions Golf and Country Club Development to the City of Rogers, Arkansas, as such Lots are depicted in the Replat of the Final Plat of Pinnacle Town Homes recorded with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas in Plat Book 20 at Page 152.

Product:

Concrete tile of same color as existing patio homes.

Subdivision:

Garden Villa Lot. "Garden Villa Lot" shall mean and refer to each of Lots A-1 through A-20 within the Champions Golf and Country Club Development to the City of Rogers, Arkansas

as such Lots are depicted on the Final Plat of Garden Villas, Champions Golf and Country Club recorded with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas at Plat Book 14 at Page 323.

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Product:

DaVinci Roofscapes Bellaforte Shake shingles in the Abruzzo Tuscano, Verona, or Harbor Gray colors, or materials of an aesthetic appearance, quality, and color substantially similar to the DaVinci Roofscapes Bellaforte as reasonably determined by the Architectural Control Committee.

Pinnacle Architecture Control Committee



Tom Hopper
President