Sunset Inlet

HOA Roofing Policy - Shingle & Metal Roofs

(November 10th, 2026)

1. Purpose

This policy establishes uniform standards for roof materials, installation, replacement, and maintenance within the Sunset Inlet HOA. The intent is to preserve architectural consistency, ensure structural safety, and maintain property values.

2. Approved Roofing Materials

The following roofing materials are permitted within the Sunset Inlet HOA:

- Architectural shingles
- Metal roofing (Standing Seam or hidden-fastener systems only, Aluminum material)

All roofing materials must be hurricane-rated and comply with Florida Building Code.

3. Color & Style Requirements

To maintain community uniformity:

- Shingle roofs (Approved colors: Weatherwood, Tan Mist).
- Metal roof color must be the same color as the roof metal on the home's kitchen "pop-out" OR over the home's garage. Metal roofs must be matte or low-gloss finish due to sun reflection and homes being in close proximity of each other.
- For any color or roof style changes from the owner's current roof, an ARC Application needs to be submitted
- Reflective, high gloss, or bright colors are prohibited.

4. Installation Standards

All roof installations must meet the following requirements:

- Completed by a licensed Florida roofing contractor.
- Compliant with current Florida Building Code and wind-mitigation standards.
- Include proper underlayment, flashing, and ridge venting.
- Metal roofs must use concealed fasteners.
- The HOA will request proof of permits and contractor licensing in the ARC Application.

5. Replacement & Re-Roofing Rules

Owners replacing or upgrading their roof must:

- Submit an ARC Application prior to work if owner plans to change the **color or material** of their **existing** roof. If an owner is re-roofing and keeping their existing color and material, an ARC application is not needed.
- Ensure debris is removed daily and work areas are kept safe.
- Complete work within 30 days unless an extension is granted.
- If a lift is used to complete the roof, Watson Association Management needs to be notified.

Partial roof replacements/patches must closely match the existing roof material/color. A patch can not be a completely different color palate (such as black shingles on a brown shingled roof).

6. Maintenance Requirements

Owners are responsible for:

- Keeping roofs free of debris, mold, algae, and visible damage.
- Repairing leaks or structural issues promptly.
- Maintaining metal roof coatings to prevent corrosion and rust.
- Ensuring shingles remain intact and properly secured.

Failure to maintain a roof may result in violation notices.

7. Metal Roof Specific Rules

Metal roofs must comply with the following:

- Standing seam or hidden-fastener systems only.
- Aluminum Material to prevent rusting.
- Roofing material has been properly coated with a paint system that has a warranty against rust. Such examples are "Coastal Defender" paint system (See below). Matte or low-gloss in finish.
- Minimum panel thickness of 24-26 gauge.
- No corrugated agricultural-style panels.
- All trim, flashing, and fasteners must match roof color unless otherwise approved.

Noise-reducing underlayment is recommended for metal roofs.

8. Violations & Enforcement

Violations of this policy may result in:

- Written notice
- Fines as permitted by Florida Statutes and the governing documents
- Mandatory removal or correction of unapproved roofing

9. Policy Amendments

The Board may amend this policy as needed to comply with updated building codes, safety requirements, or community standards.

Example of metal roof coating system. Confirm your roofer is using an aluminum material that is properly coated for rust prevention.

