

# ARC DOCUMENT REVISIONS



**Pelican Sound**  
Golf & River Club


# AGENDA

- How Did We Get Here
- Why the Change
- Neighboring Communities
- Back-Up Data
- Pre-Approved Tile Samples
- Document Revision Draft



# How Did We Get Here?

Approximately nine months ago, a joint committee of the ARC and SPC was created to look at current trends in landscaping and architectural designs that might be beneficial to Pelican Sound. This Committee (Design Progression Committee – DPC) was to look at trends that might 'update' our community and then present their suggestions to Pelican sound in 12 to 18 months for review.



Recently, Island Sound I was told they would soon be receiving a settlement from their roofing insurance claim. This prompted them to begin looking at roofing styles, which led them to ask if the ARC would consider flat tile roof in light of current trends in many comparable communities.

We began reviewing all the documents available, several knowledgeable people, and toured four comparable neighboring communities to witness the current trends. After much discussion, the Committee feels flat tile roofs are something Pelican Sound should move forward with to keep up with current trends.

# Why the Change?

Pelican Sound aspires to be the most desirable bundled community in Southwest Florida and, in keeping with that philosophy, we continue to explore the latest trends and maintain an open mind to changes and new, upcoming enhancements.



# Neighboring Communities

Palmira



# Neighboring Communities

Palmira



# Neighboring Communities

Shadow  
Wood



# Neighboring Communities

Shadow  
Wood





# Neighboring Communities

Heritage  
Palms



# Neighboring Communities

Heritage  
Palms




# Neighboring Communities

West  
Bay



# Back-Up Data

## BARCELONA BARREL TILE SPECS


BARCELONA 900	Size	Height	Coverage	Installed Weight / Square	Pieces / Pallet
	17" x 13"	3-5/8"	At 3" minimum headlap, 85 field tiles will cover approx. 100 square feet of roof area.	Approx: 950 lbs.	256

## SAXONY 900 SLATE TILE SPECS



SAXONY 900 SLATE	Size	Height	Coverage	Installed Weight / Square	Pieces / Pallet
	17" x 13"	1-5/32"	At 3" minimum headlap, 85 field tiles will cover approx. 100 square feet of roof area.	Approx: 950 lbs.	288

## SAXONY 900 SPLIT SLATE TILE SPECS

SAXONY 900 SPLIT SLATE	Size	Height	Coverage	Installed Weight / Square	Pieces / Pallet
	17" x 13"	1-5/32"	At 3" minimum headlap, 85 field tiles will cover approx. 100 square feet of roof area.	Approx: 950 lbs.	210

# Back-Up Data

- No installation differences, the same roofing vendor can/will install either barrel or flat tile.
- For new builds, flat roof tile is the most often used.
- Warranty is the same for either barrel or flat tile.
- Price difference is negligible.
- Pro vs cons per Wayne Wiles (who sells both) they are the same; it seems to be a matter of personal preference.
- Cracking - they are the same; all depends on where you step.
- Flat tile on a large flat area tends to make it look flat; used on a high-rise roof, it will lose its height and definition.
- The split slate flat tile is a good transitional tile between barrel and flat and won't show a dip in the roof like a standard flat tile.
- Flat roof tiles are consistent with the weight limit as originally designed for the buildings. Due to the structural constraints, no more than 1,100 lbs per sf would be recommended; flat or barrel.



# Sample of Pre-Approved Flat Tile

- **Eagle Tile**

Bel Air

- **Crown Tile**

Windsor Slate

- **Boral Tile**

Saxony 900 Slate

Saxony 900 Split Slate



# Draft ARC Guidelines Revision

Boral Roofing Barcelona 900  
(High Barrel)

**(Flat Tile)**

Crown Roof Tile Sanibel  
(High Barrel)

**(Flat Tile)**

**Eagle**  
**(Flat Tile)**

Casa Grande Blend  
Canyon Clay  
Frontier Blend  
Spanish Blend  
Pinto Blend

**Saxony 900 Slate**  
**Saxony 900 Split Slate**

Sand Dollar  
Mission Terra Cota  
Sand Hill  
American Oak  
Sand Dune Blend  
Ash Brown Blend  
Everglades (Pinehurst only)

**Windsor Slate**

**Bel Air**

Boral Roofing Vila 900  
(Medium Barrel)

Crown Roof Tuscany  
(Medium Barrel)

Spanish Blend  
Casa Grande Blend  
Pinto Blend  
Arbor Green-Pinehurst only

Mission Terra Cota  
Burnt Terra Cota  
Sunset