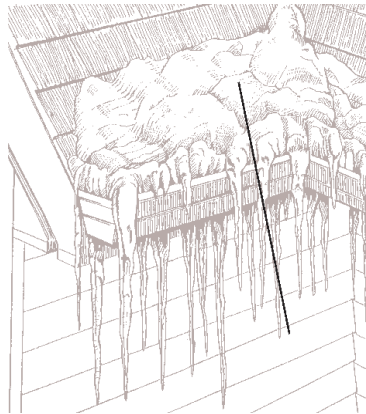


ETC ICE DAM INSTALL EXTERIOR MODIFICATION

APPLICATION

Background: What Are Ice Dams?

Ice dams are formed when heat from the inside of a home escapes into the attic and warms the roof decking during the winter. This heat, combined with heat from the sun, can melt snow on the roof. Melting snow on the upper roof and in the valleys then runs down toward the eaves as water. When it reaches the cold eaves and gutters it refreezes. The continual thaw and re-freeze process creates ice dams. The result is water backing up under the roof shingles or behind fascia boards where it can soak through the roof decking or wall sheathing, causing damage to attics, ceilings and walls.



Ice Dam Formation

Ice Dam Defense

There are three ways to defend against the damage ice dams cause: insulation, ventilation and water-proofing shingle underlayment. All three work together. Insulation keeps heat from escaping from your home's living space into your attic. Ventilation removes the heat and helps keep the roof deck evenly cool to help prevent snow from melting on the roof. Finally, waterproofing shingle underlayment is laid across the roof before roof shingles are applied.

Roof Warranty

All shingle manufacturers exclude from warranty coverage leaks caused by water backup behind ice dams, which can form on the eaves of the roof. These leaks can be easily prevented. Proper ventilation will minimize the chances of ice dam formation waterproofing shingle underlayment, properly installed, will prevent leaks in spite of ice dam formation and will also prevent leaks from wind-driven rain.

Estates at Tremont Club (ETC) Roofs

The ETC roofs do have insulation, ventilation and water-proofing shingle underlayment. These do not prevent the formation of ice dams but should minimize any damage.

ETC ICE DAM INSTALL EXTERIOR MODIFICATION

APPLICATION

Policy Statement

Should an owner still decide they want to avoid ice dams they may request an architectural change to install ice dam prevention systems. The application must be submitted to the ETC Board through the Chairperson of the Building and Grounds Committee (BGC). The system proposed shall be one of the approved heat tape or other systems below. Installation is to include a switch that may be placed either inside the garage or rear porch area. Send the application to the ETC Board, Building and Grounds Committee. The chairperson of this committee will review the application, approve it and present it for record to the Board at the next regular meeting.

All cost to install and maintain heat tape ice dam or other systems shall be the responsibility of the unit owner. Once approved the unit owner may install the ice dam prevention system at their expense. The ETC will assume no responsibility to maintain these systems and offer no assurances they will perform properly. Should this area of the roof need repairs sooner than similar roof areas of the same age the owner shall be responsible for these additional repairs.

If the roof needs to be repaired or replaced in the future the ETC will not repair or replace the ice dam prevention system. The owner would be responsible for requesting another architectural change and if approved again pay all cost consistent with this operations policy.

Approved heat tape and other systems:

- **Maximum of 500 Watt systems by:**
- Frost King (found at Home Depot) Model RC-60, 80 or 100 (This refers to the length of the system).
- Gutter Melt – heat tape system (for estimate call (888) 239-1232 or <http://www.heatizon.com/products/heatizon-brands/guttermelt>)
- EASYHEAT ADKS Roof and Gutter De-Icing Heat Trace Cable available at hardware stores on online (search – EASYHEAT ADKS)
- Other heat tape systems are available and may be used but details from manufacturer must be submitted with the application.
- Heated Helmet (for estimate call (888) 624-1201) *more expensive but no exposed wires.*

Dated resolution adopted: August 20, 2014 by ETC Board

ETC ICE DAM INSTALL EXTERIOR MODIFICATION
APPLICATION

As the owner(s) of the unit identified below I/we propose to install an approved ice dam system. The system to be built will be consistent with the systems in place within the Estates at Tremont Club and/or one of the approved systems below.

I/We understand all cost associated with the installation and maintenance of this system shall be ours. ETC will assume no responsibility to maintain these systems and offer no assurances they will perform properly. Should this area of the roof need repairs sooner than similar roof areas of the same age the owner shall be responsible for these additional repairs.

For record purposes only we require that this application be completed and submitted to the ETC Board through the Grounds and Building Committee (GBC). No work is to begin until this application has been signed by the Chair of the Building and Grounds Committee.

There is no fee for this application.

Upon completion of installation contact the GBC chair to have inspected

Please print

Unit Owner Name (s) _____

Unit Address: _____

Daytime Phone: _____

Date of Application: _____

System proposed to be installed: _____

Date Application Receive: _____

Application approved Yes No Date: _____

Building and Grounds Committee Chairperson

Inspection Date: _____ Installation Satisfactory _____
Initials BGC Chair

Mail or Drop this form to:
Estates at Tremont Club
Grounds and Building Committee Chair
c/o Susan Dahlen
4800 Tremont Club Drive
Hilliard, OH 43026