



Roofing Material: Horse Ranch's Policy (July 26, 2024)

Roof Materials:

1. Composite Slate, Tile and Shake roofing – these are preferred & acceptable, high quality & fire retardant.
2. Metal roofs must be of a subdued tone, non-industrial and *non-reflective* in appearance. (*Standing seam is preferred.*)
3. Asphalt-shingle roofs - high quality ones only - (*Luxury/Premium grade*) are now approved and encouraged due to the extreme dryness of the Snowmass Village climate, its continual state of drought and the resultant fire hazard.
4. Wood shingles and/or wood shakes are no longer allowed for roofs – neither on new construction nor on replacement roofs. That section (R905 of the Int'l Residential Code) was amended out in the 2015 correction to TOSV's Municipal Code, Section 18. Horse Ranch Guidelines will adhere to the same.

Referenced from Horse Ranch Single Family Housing Design Guidelines (*Aug. 14, 1991 orig; revised in May 2002 & Jan 2020*)