

Dear Homeowners

May 21,2026

Roof cleaning Rule

If you received a notice to clean your roof it was based on the majority view of the UGE Board members, notifications to remedy were sent to any home that is deemed to need work. For more information about notices refer to “**UGE Exterior Maintenance Policy Guidelines**”.

At this time the Board and ARC agree that no request form needs to be completed if you are only planning on cleaning the roof with no preventative treatments, or you are considering applying preventative treatments like clear coating to try to keep your roof "clean" for longer (to prevent the quick return of algae and fungi).



- The ARC believes the roof color has faded minimally, due to the fact that the roof tile color is not just a surface color. The Board and ARC agree at this time **no stains and/or paint or any other coloring agents** can be use on the roofs. No tinted roof tile sealer/sealant coating will be allowed in our HOA at this time.
- There is no current Board policy or Architectural Criteria that limits a homeowner wishing to use High- or Low- Pressure cleaning methods. According to our research, most prioritize soft washing—using low-pressure water and cleaning agents—over high-pressure cleaning to avoid damage. **The HOA does require** some sort of **protection for the landscaping.**

Protection example: Pre-wet plants and cover delicate vegetation with plastic sheeting to prevent damage from runoff. When all the surface work is complete, a thorough rinse is required of all plantings and lawn to dilute any cleaning chemical residue that may have been used.

In Florida, roof sealant should generally be applied or reapplied every **3 to 5 years** for optimal protection against harsh UV rays and heavy summer rains.

No roof tile sealant lasts forever. In Florida, it is generally recommended not to apply top-coat sealants more than once every two years to prevent buildup, though some warranties differ.



Needs to be cleaned as soon as possible

Was cleaned recently



Needs to be cleaned soon

Was just cleaned, still wet

All Photos were taken on the same day and minutes apart, showing the levels of cleanliness of some roofs in our HOA.

Sincerely yours,

Architectural Review Committee