

Board Policy – Painting of Homes

Proposed Board Policy:

Board members met with the A & L Committee to establish a painting policy that is sensitive to diversity, for the Montage at Mission Hills community. The intent is to maintain the variations in colors from home to home along each street. After a very long and detailed discussion, the following policy was agreed upon and adopted:

- Any proposed variance in exterior paint requires the approval of the A & L Committee. A variance request must be submitted prior to any work being done.
- Colors must be chosen from the existing (original) color scheme assigned by architectural style, as follows:
 - A – Italianate – color schemes 1 – 3
 - C – Tuscan – color schemes 4 – 6
 - D – Contemporary – color schemes 7 – 9
- A homeowner may request changing the color scheme of their home to one of the other color schemes within their architectural style group.
- A homeowner may request elimination of one of the colors in the architectural style group pallet (e. g. the dark color that fades faster than the other colors).
- All painting must have professional appearance with the use of high quality paint
- Any existing paint variations due to builder and previous approvals are grand-fathered as of February 4, 2006.

The A & L Committee will maintain color pallets for each scheme. It was agreed that we will attempt to reproduce color pallets for each homeowner.

Approved: February 4, 2006

Secretary Signature: _____

Date: 2/7/2006

Amendment to Painting Policy:

Paint palette - Sandy discussed the current paint palette. Owners with the dark colors have dropped the dark colors so they aren't repainting every 2 years. The paint policy says you may drop a color from the palette of a home or add a color from another house of the same style. There have been some deviations and recently we had a change and the A & L committee. Should we continue with same palette forever? Can we loosen and it's in the same ball park? The owners with a show of hands would like

to trust the A & L Committee on owner's requests to change the paint colors of their homes, final judgment will rest with A & L Committee.

Approved: March 19, 2011

Secretary Signature: Jay Stanford Date: 3/21/2011.