

## Resolution

WHEREAS, Article VII, Section 1(c) of the Bylaws of the McLean Greens Homeowners Association (“Bylaws”) empowers the Board of Directors to exercise for the Association all powers, duties and authority vested in or delegated to the Association;

WHEREAS, Article IX of the Bylaws provides that an Architectural Control Committee (“ACC”) shall be appointed and shall operate in accordance with the terms of the Declaration of Covenants, Conditions and Restrictions for the McLean Greens Homeowners Association (“Declaration”) and with rules adopted by the Board of Directors;

WHEREAS, Article VIII of the Declaration provides that no exterior change or alteration to buildings, structures, walls or other structures on the properties within the Association shall be made until the plans and specifications showing the project have been approved by the ACC as to the quality of workmanship, design, colors, materials and harmony of the same to the project as a whole, and that no structure built upon any of said properties shall have the exterior painted without the proposed color thereof having been approved by the ACC;

WHEREAS, the Board of Directors has established architectural design and maintenance standards in order to, among other things, 1) assist homeowners, residents, members of the ACC and the Board of Directors in maintaining and enhancing the carefully designed environment of the Association, 2) illustrate design principles that will aid homeowners in developing exterior changes and improvements that are in harmony with the immediate neighborhood and the community as a whole, 3) assist homeowners and residents in preparing an application for exterior change or alteration that complies with community requirements and is acceptable to the ACC, 4) provide uniform standards for the ACC to use in reviewing applications submitted by homeowners and residents, and 5) assist homeowners in understanding the maintenance standards and requirements of the community;

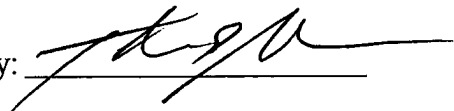
WHEREAS, the architectural design and maintenance standards require that 1) exterior painting of non-brick-façade townhomes shall be composed of not more than two colors, with one color for doors and all door trim, all shutters, and full window trim, and a second color for the body of the townhome, 2) exterior painting of brick-façade townhomes shall be composed of not more than one color to be used for trim, shutters, and doors, 3) in order to maintain neatness of appearance and architectural consistency throughout the Association community, owners and residents are required to select exterior paint from a pre-approved palette of colors, and 4) the ACC will approve color combinations for individual homes that are in harmony with surrounding homes; and

WHEREAS, the Board of Directors recognizes a need to implement uniform standards and guidelines related to the colors of exterior paint.

**NOW, THEREFORE, BE IT HEREBY RESOLVED THAT** the Board of Directors adopts the following rules and regulations:

1. Pre-approved Palette of Exterior Paint Colors. Color plays an important role in the overall appearance of a property. A change that is inconsistent with the approved color scheme of the existing townhouse and/or the community could have a negative impact, both visually and financially, on other properties. Exterior paint colors, therefore, are to be selected from the following approved list of Benjamin Moore colors. Actual paint used need not be Benjamin Moore, but must be the color equivalent of the approved Benjamin Moore colors.
  - a. Trim Colors. brilliant white, van courtland blue, lafayette green, hasbrouck brown, and shaker beige.
  - b. Trim Sheen. gloss/satin.
  - c. Siding Colors. brilliant white, buxton blue, stonington gray, and shaker beige.
  - d. Siding Sheen. flat, low lustre.
2. Approved Colors Required at Qualifying Events. All exterior alteration applications requesting approval for exterior painting will be considered in light of the approved color palette. Townhomes that include an exterior paint other than an approved paint will be required to update to an approved color at the time of a qualifying event. Qualifying events include 1) the end of the useful life of the existing exterior paint coat, as evidenced by cracking, discoloration and other signs of age, and 3) the sale of the townhome.
3. Modifications and Exceptions. The Board of Directors reserves the right to make modifications or amendments to the approved color palette. Additionally, the Board of Directors has the right to make special exceptions to these regulations for compelling circumstances. Such circumstances include, but are not limited to, hardship.
4. Effective Date. The effective date of this Resolution shall be thirty (30) days from the date this Resolution is mailed to the residents and owners of the Association.

Approved By: \_\_\_\_\_



Date Approved: \_\_\_\_\_

12/15/11