

RESOLUTION OF THE BOARD OF DIRECTORS  
VILLAS OF ST. ANDREWS HOMES ASSOCIATION, INC.

The Villas of St. Andrews Declarations, under Article III, Powers and Duties of the Homes Association, states:

**The power and duties of the Homes Association is... “To make, amend, and revoke reasonable rules, regulations, restrictions and guidelines (including, without limitation, regarding the use of Common Areas) and to provide means to enforce such rules, regulations and guidelines”.**

The Villas of St. Andrews Declaration of Restrictions, under paragraph 3, states:

**“Following the completion of construction of any residence or exterior structure, no significant landscaping change, significant color change or exterior additional alteration shall be made thereto unless and until the change, addition or alteration has been submitted to and approved in writing by the Architectural Committee”.**

Obviously times change, and it is the responsibility of the Villas of St. Andrews (Villas) Board of Directors to review certain issues pertaining to the Community and make adjustments as appropriate after proper input from homeowners. Construction was started in the Villas around 2000. Since that time the most popular exterior paint colors have gradually changed, and today many homes are painted in bolder or darker colors. To maintain pace with exterior paint colors being used in other subdivisions and to allow residents to paint in a wider range of colors in order to maintain curb appeal and home value, the Board reviewed exterior paint colors through the following process.

With proper notice given and all homeowners invited to attend, a special Board of Directors meeting was held on June 7, 2011, for the purpose of considering exterior paint colors; also with proper notice given and all homeowners invited to attend, a special Architectural Review Committee (ARC) meeting was held on August 3, 2011, to discuss exterior paint colors; and with proper notice given and all homeowners invited to attend, an ARC meeting was held on July 6, 2012.

After these meetings the Board approved the following:

Some of the paint colors originally approved in the Declaration of Restrictions are darker than what was originally used in our Villas’ Community. The paint colors and numbers currently approved are the Sherwin Williams colors. **If you want to use another company’s paint the Sherwin Williams colors can usually be matched, but any color in-between the lightest and darkest colors (including the Sherwin Williams colors) listed below are approved.** The paint colors listed below marked with an asterisk (\*) are the colors set forth in the Amendment to Declaration of Restrictions implemented by the developer in 2003.

## Colors for houses:

- a. **Green Family:** The lightest, \*Rushing River SW 7746 or Techno Gray SW 6170 (now the lightest on the green family pallet) Mountain Road SW 7743 and the darkest, Cocoon SW 6173.
- b. **Yellow Family:** The lightest, \*Cupola Yellow SW 7692 and the darkest, Restrained Gold SW 6129.
- c. **Cool Neutrals:** The lightest, Argos SW 7065, and the darkest, \*Westchester Gray SW 2849, (Sherwin Williams tells us the new name and number for Westchester Gray is Cityscape SW 7067).
- d. **Neutrals:** The lightest, \*Snow Goose SW 2046, and the darkest, Sands of Time SW 6101.
- e. **Warm Neutrals #1:** The lightest, \*Windsor Greige SW 7528, and the darkest, Quiver Tan SW 6151, (Sherwin Williams tells us the new name and number for Windsor Greige is Relaxed Khaki SW 6149).
- f. **Warm Neutrals #2:** The lightest, \*Weathered Shingle SW 2841, and the darkest, Thatch Brown SW 6145.

*\*Please refer to the Amendment to this Resolution approved on May 12, 2016 that allows a broader color scheme to be reviewed by the ARC and the Board of Directors.*

## Colors for Decks:

- a. Decks may be painted the same color as the home's body or trim color as detailed above.
- b. Additional stain colors are Sherwin Williams's colors: SW 503, 3504, 3505, 3507, 3508, 3509, 3511, 3512 and 3513. Other manufacturer's stains may be used after the homeowner submits stain samples that reflect colors similar to the recommended color pallet.

In order to limit confusion and treat all residents fair, the following guidelines are set forth when painting houses.

- a. Even if the color will not be changed, all house painting needs the written approval of the ARC.
- b. Trim colors are to be two shades up or down on the color scale from the home color.
- c. Doors and shutters should be painted black, brown, house or trim colors.
- d. Garage doors should be painted the color of trim or the house color.
- e. Houses and trim previously approved by the developer are grandfathered in and can remain the same until the home sells. Once the property changes hands the new owner will be required to get approval from the ARC when repainting.

By approving the additional colors, it accommodates the homeowners in our subdivision who want to up-date their homes. Establishing the guidelines to treat all homeowners in a consistent manner is the fair thing to do.

This Resolution was approved by the Board of Directors on September 6, 2012.