

WOODSTREAM EAST HOA
RESOLUTION: EXTERIOR PAINT COLORS

WHEREAS, the Declaration of Covenants, Conditions and Restrictions (“Declaration”), Article VIII states that no exterior change or alteration shall be made to a house in Woodstream East HOA until the plans and specifications have been submitted to and approved in writing by the Board of Directors; and

WHEREAS, the By-Laws, at Article IX, Section 3, grant the Board of Directors the authority to promulgate rules and regulations and to implement and supplement said restrictions and such rules and regulations shall have the same force and effect as if they were incorporated into the Declaration, and that such rules and regulations shall be displayed for thirty days after their promulgation prior to becoming effective; and

WHEREAS, the By-Laws, at Article XI, Section 1, states that each Owner at Woodstream East HOA is required to maintain the physical appearance and image of the entire residential community, and that it shall be prohibited to make any change or otherwise alter (**including any alteration in color**) in any manner whatsoever the exterior of any lot until the complete plans and specifications, showing the location, nature, and material color have been submitted to and approved in writing as to color by the Board of Directors or by an architectural control committee designated by it; and

WHEREAS, the Architectural Control Policy, Standards, and Procedures (ACP) states, at Article III, Section F (1), that exterior trim, gutters, and down spouts (leaders) may be repainted or stained in a color similar to the existing color. Plans to repaint in the same, existing color do not need to be submitted for approval; and

WHEREAS, the ACP states, at Article III, Section A (5), that all decks and fences may be left to weather naturally (without staining or painting), or may be stained only in a light to medium brown color; and

WHEREAS, the ACP states, at Article III, Section B (3), that any wind turbines, attic fans, exhaust pipes and chimney flues must be approved by the ACC and must be painted brown or painted to match the color of the roof; and

WHEREAS, the ACP states, at Article III, Section C (3), that all storm/screen doors and windows shall match the style and color of the window frames they cover; and

WHEREAS, the ACP states, at Article III, Section F (2), that all changes to the existing paint color or brickwork of the exterior portions of the unit or accessory structures must be submitted to the Architectural Control Committee (“ACC”) for approval, e.g., painting of doors or staining of fences; and

WHEREAS, the ACP states, at Article VI, Section D (5), that the Board has the authority to modify or revise the ACP as needed.

ACCORDINGLY, based upon Maryland law and the Association documents, the Board has voted to approve the following Resolution regarding these issues:

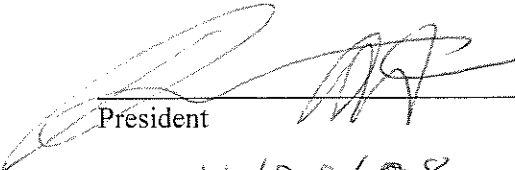
NOW, THEREFORE, BE IT RESOLVED that the following guidelines and restrictions are hereby adopted by the Board of Directors and their agents for enforcement of any violations as set forth in the Bylaws and other Association documents:

1. All Homeowners must maintain the exterior appearance of their houses in a clean and neat condition, including the repainting of exterior trim, gutters, downspouts, decks and other exterior fixtures.
2. Any homeowner who wishes to repaint the exterior fixtures of his/her property in the exact same, existing color and shade does not need to submit an Architectural Application.
3. The following paint colors are expressly approved for use on Woodstream East HOA properties. Any homeowner using one of the following colors does not need to submit an Architectural Application:

“See Attachment A”

4. Any homeowner who wishes to use a different brand or color or shade of paint shall submit an Architectural Application and color sample card or swatch for independent review by the ACC.
5. Failure to comply with these conditions may result in the property being found in architectural violation, subject to fines, collection costs and action, and other remedies available to the ACC and the Board of Directors.
6. The Resolution shall become effective the 31st day of December, 2008.

RESOLUTION ADOPTED BY THE BOARD OF DIRECTORS on the 20th day of November, 2008.



President



Secretary

Date: 11/20/08

Exhibit A

ACC - WEHOA
Approved Colors for Home Exterior Paints
June 2007

Store_WebLink	Color_Title	Color_Number	Color_Theme	Company	FYI
Home Depot	Eurolinen	250E-1	250E	Behr Premium Plus	
Home Depot	Pebbled Courtyard	250E-2	250E	Behr Premium Plus	
Home Depot	Wild Porcini	250E-3	250E	Behr Premium Plus	Shutters
Home Depot	Heirloom Lace	280E-1	280E	Behr Premium Plus	
Home Depot	Arabian Sands	280E-2	280E	Behr Premium Plus	
Home Depot	Toasted Wheat	280E-3	280E	Behr Premium Plus	
Home Depot	Medieval Forest	460F-6	460F	Behr Premium Plus	
Home Depot	Hazel Woods	460F-7	460F	Behr Premium Plus	
Home Depot	Jungle Green	490F-7	490F	Behr Premium Plus	Use with Tintable Color Primer G5
Home Depot	Parchment Paper	710C-1	710C	Behr Premium Plus	
Home Depot	Raffia Cream	710C-2	710C	Behr Premium Plus	
Home Depot	Gobi Desert	710C-3	710C	Behr Premium Plus	
Home Depot	Hawaiian Cinder	S-G-710		Behr Premium Plus	
Home Depot	Chocolate Coco	S-G-760		Behr Premium Plus	
Home Depot	Bear Rug	S-G-790		Behr Premium Plus	
Home Depot	Chianti	S-H-150		Behr Premium Plus	Use with Tintable Color Primer G4
Home Depot	Royal Garnet	1011-5		Valspar	
Lowe's	Ancient Burgundy	1011-6		American Tradition	
Lowe's	Western Brown	2009-9		American Tradition-Valspar	
Lowe's	Cowboy Boots	2010-10		American Tradition-Valspar	
Lowe's	Cabin Plank	2011-10		American Tradition-Valspar	
Lowe's	Black Evergreen	5009-1		American Tradition-Valspar	
Lowe's	Oatlands Shutter Green	5009-3		American Tradition-Valspar	Use with Tintable Color Primer G3
Lowe's	Forest Canopy	5010-1		American Tradition-Valspar	
Lowe's	Aged Pine	6011-5		American Tradition-Valspar	
Lowe's	Merlot	C36-6		Olympic Paints	Trim
Lowe's	Gooseberry	D38-6		Olympic Paints	Trim
Lowe's	Nightwatch	D61-5		Olympic Paints	
Lowe's	Wicker	EB11-2	Eddie Bauer	Valspar	
Lowe's	Molasses	EB26-1	Eddie Bauer	American Tradition	Can buy new shutters with this color.
Lowe's	Caramel	EB26-3	Eddie Bauer	Valspar	
Lowe's	Pecan	EB26-4	Eddie Bauer	American Tradition	
Lowe's	Bordeaux	EB29-1	Eddie Bauer	American Tradition	
Lowe's	Canoe	EB46-1	Eddie Bauer	American Tradition	
Lowe's	Winter Wheat	EB46-3	Eddie Bauer	American Tradition	
Lowe's	Almond Oil	EB46-4	Eddie Bauer	Valspar	
Lowe's	Coffee Bean	EB47-1	Eddie Bauer	American Tradition	
Lowe's	Brown Suede	EB47-2	Eddie Bauer	American Tradition	
Lowe's	Oatmeal	EB47-4	Eddie Bauer	American Tradition	
Lowe's	Barely Dawn	EE2047A	Earth Elements-Wind	Valspar	
Lowe's	Western Haze	EE2047B	Earth Elements-Wind	Valspar	
Lowe's	Plateau	EE2047C	Earth Elements-Wind	Valspar	
Lowe's	Dark Burgundy 6	LA312	Laura Ashley HOME	American Tradition	Shutters
Lowe's	Desert Boot-Chukka	TH35	Thoroughbred	RL-Paint	RL20TH3544427
The Sherwin-Williams Co.	Rock Garden	SW6195	Ultra-deep	LRV - Light Reflective Value	