

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:

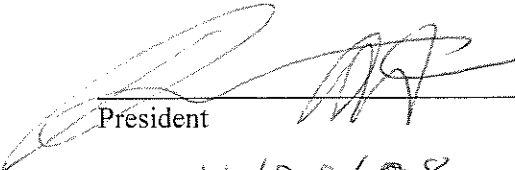
NOW, THEREFORE, BE IT RESOLVED that the following guidelines and restrictions are hereby adopted by the Board of Directors and their agents for enforcement of any violations as set forth in the Bylaws and other Association documents:

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 31<sup>st</sup> day of December, 2008.

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

  
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President

  
\_\_\_\_\_  
Secretary

Date: 11/20/08

<b>Color Name</b>	<b>Manufacturer</b>	<b>Code</b>	<b>Uses</b>
<b>NO GLOSS OR SEMI GLOSS PAINT</b>			
Quartersawn Oak	Sherwin Williams	SW2836	Shutter
Bear Rug	Behr	SG790	Shutter
Aurora Brown	Sherwin Williams	SW2837	Shutter
Cowboy Boots	Valspar	2010-10	Shutter
Brown Suede	Eddie Bauer	EB47-2	Shutter
Rookwood Dark Brown	Sherwin Williams	SW2808	Shutter
Naval	Sherwin Williams	SW6244	Shutter
Layers of Ocean	Behr	S520-6	Shutter
Night Flight	Behr	S520-7	Shutter
Hemlock Green	Behr	50GG	Shutter
Aged Pine	Valspar	6011-5	Shutter
Rookwood Shutter Green	Sherwin Williams	SW2809	Shutter
Polished Mahogany	Sherwin Williams	SW2838	Shutter
Chianti	Behr	SH150	Shutter
Royal Garnet	Valspar	1011-5	Shutter
Ancient Burgandy	Valspar	1011-6	Shutter
Merlot	Olympic	C36-6	Shutter
Dark Burgandy	Laura Ashley Home	LA312	Shutter
Eurolinen	Behr	250E-1	Trim
Pebbled Courtyard	Behr	250E-2	Trim
Heirloom Lace	Behr	280E-1	Trim
Arabian Sands	Behr	280E-2	Trim
Navajo Sand	Behr	GLN32	Trim
Parchment Paper	Behr	710C-1	Trim
Raffia Cream	Behr	710C-2	Trim
Barely Dawn	Valspar	EE2047A	Trim
Western Haze	Valspar	EE2047B	Trim
Canoe	Eddie Bauer	EB46-1	Trim
Winter Wheat	Eddie Bauer	EB46-3	Trim
Almond Oil	Eddie Bauer	EB46-4	Trim
Oatmeal	Eddie Bauer	EB47-4	Trim