



PARCEL 2 MODERNIZATION RULES

The residents of Parcel 2 have asked for a plan to update the town-homes in this area. The Architectural Review Board (ARB) met multiple times to define a pathway to upgrading these town-homes and duplexes in a way that compliments the construction style of these homes. Since many of these town-homes share roofs and other features it is imperative that there be some unifying features between all these homes.

Summerfield Parcel 2 Architectural Regulations as set by the Architectural Review Board, and approved by the HOA Board. These Rules and Guidelines shall include all of Parcel 2, excluding single family/single unit homes that are detached. To allow for the exterior modernization of this Parcel, the ARB will give approval for exterior painting under these specific guidelines:

AN ARB REQUEST MUST BE FILED AND APPROVED PRIOR TO ANY MODIFICATIONS (instructions for completing the request is on the ARB form)

- The exterior paint color is one of the **predetermined twenty-five colors** chosen by the ARB.
 - o Two units sharing a common wall cannot utilize the same paint color
- Exterior painting must use the unifying color (Sherwin Williams 7551 Greek Villa or exact match) for the garage door and all trim.
- All exterior paint colors must have the **Satin or Eggshell sheen**.
- **Trim includes:** all exterior doors (excluding front door), all door and window casings, all fencing, eaves, columns, soffits, gutters, railings (unless railings are special metal material such as iron), and all areas underneath the roof extending to the body of the home (portions of the body cannot be painted with the unifying color).
- **The body includes:** brick*, wood, siding, and chimney.
- The front door can be a separate color from the trim or body, but must be identified with a paint sample.
- If windows are replaced, windows cannot contain mullions/divided light.
- *If brick is painted, it must be painted the same color as the body of the home.
 - o Any and all brick repair must be done prior to painting.
 - o Appropriate brick paints must be a good quality latex or mineral-based paint that is designated **porous** or **vapor permeable**.
 - o Paint on brick must be kept in good repair

QUORUM OF ARB MET ON 1-8-19 TO FINALIZE THE MODERNIZATION RULES FOR PARCEL 2

Chairman Miguel Soares: Signed copy on file in the HOA Office

Lacey Lukasiewicz: Signed copy on file in the HOA Office

Jackie Owens: Signed copy on file in the HOA Office

Kim Koop: Not present at the time of the vote

**This was presented to the full HOA Board of Directors on 1-8-19, voted upon and approved.