

Falcon Trace

Architectural Control Guidelines

OBJECTIVES

The overall objective of this document is to serve as a guide to both the members of the Architectural Control Committee and homeowners in maintaining and enhancing Falcon Trace. These guidelines and standards address improvements for which homeowners will most often submit applications to the Architectural Control Committee (ACC). They are not intended to be all inclusive or exclusive, but rather serve as a guide to what is required when performing improvements in Falcon Trace.

The specific objectives of this amendment are:

- To provide uniform guidelines to be used by the Architectural Control Committee (ACC) in reviewing applications.
- To assist homeowners in preparing an acceptable application to the Architectural Control Committee.
- To increase the homeowner's awareness and understanding of the Declaration of Covenants, Conditions, Restrictions and Easements, known as CC&R's.
- To illustrate basic design principles which will aid homeowners in developing exterior improvements that are in harmony with the immediate neighborhood and the community as a whole.

INTRODUCTION

The purpose of design controls is to assure residents that the standards of design quality will be maintained at a high standard. This, in turn, protects property values and enhances the community's overall environment.

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS

The authority for maintaining the quality of design in the community is founded in the Declaration of Covenants, Conditions, Restrictions and Easements which are a part of the deed to every property in Falcon Trace. These CC&R's establish the Falcon Trace Homeowners Association (HOA) and the Architectural Control Committee (ACC).

As a homeowner, you should have received a copy of the Declaration of Covenants, Conditions, Restrictions and Easements in the homeowner's document package at settlement. These Covenants are binding on all homeowners. As a result, these covenants should be fully understood by each homeowner. A copy of the CC&R's are posted on the Falcon Trace website.

ACC REVIEW CRITERIA

The ACC evaluates all submissions on the individual merits of each application. The characteristics of the house type and the individual site are considered when evaluating the design proposal. This is done because what may be an acceptable design of an exterior in one instance may not be for another. Due to the proximity of one property to a neighboring property, some designs may impact neighbors in a negative manner.

The following criteria represent in more specific terms the general standards that will be used in reviewing and evaluating such application and design.

- Design Compatibility

The proposed improvement must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the overall neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.

- Location and Impact on Neighbors

The proposed alteration should reflect favorably upon the landscape, existing structure, and the neighborhood. When a proposed alteration has possible impact on adjacent properties, it is suggested that the applicant discuss the proposal with neighbors prior to making an application to the ACC. It may be appropriate in some cases to submit neighbor comments along with the ACC application.

- Workmanship

Workmanship is another standard which is applied to all exterior alterations. The quality of work should be equal to or better than that of the current community aesthetic. Poor practices, besides causing the owner problems, can be visually objectionable to others. Poor workmanship can also create safety hazards.

- Timing

Projects which remain incomplete for 3 months or longer are usually objectionable and can be a nuisance and safety hazard for neighbors and the community.

AMENDMENTS TO THE ACC GUIDELINES

The ACC will conduct an annual evaluation to determine if the guidelines need to be amended. It is anticipated that any changes would be primarily additive and would not involve substantive changes of the existing guidelines.

REVIEW PROCEDURES

All applications for architectural changes, whether permanent or temporary, should be submitted to the Property Management Company or must be presented at an ACC meeting. Application forms are required and are available on the community website (falcontrace.org) or in the bi-monthly newsletter. The application will be reviewed for completeness by the Property Management Company. If the application is complete, the application will be forwarded to the ACC so that the review process may begin.

If application is not submitted or reviewed by Management company, Homeowner must attend meeting to submit application. Homeowners are allotted 15 minutes to discuss their application. **The ACC has 30 days to review an application.** The decision of the ACC will be sent by letter to the applicant's address, by the Property Management Company.

WHAT CHANGES MUST HAVE ACC APPROVAL?

Construction, modifications and improvements subject to approval by the ACC, as applicable, specifically include, but are not limited to, painting or other alteration of the exterior appearance of a Residence, which includes doors, windows, shutters and roof; installation of antennae, satellite dishes or receivers, solar panels or other devices; construction of fountains, screened enclosures, swimming pools, whirlpools, or other pools; construction of privacy walls or other fences; addition of awnings, signs (whether located on the Lot or in windows of the Residence), gates, flower boxes, shelves, statues, or other outdoor ornamentation, patterned or brightly colored window coverings; alteration of the landscaping or topography of the Property, including, without limitation, any cutting or removal of trees, planting or removal of plants, including easement, and creation or alteration of lakes or similar features of the Property; and all other modifications, alterations, or improvements visible from any road or other Lots.

Each application is reviewed on an individual basis. **There are no "automatic" approvals.** For example, a homeowner who wishes to repaint their home the same color and/or replace a fence, must still submit an application. Homeowner is required to submit a professional and current lot survey when deemed necessary.

WHAT TO INCLUDE IN AN APPLICATION TO THE ACC

For some homeowners, the most difficult part of the application is adequately describing the request. Generally, the following items should be a part of every application:

- An ACC Application Form

An ACC application form can be found on the community website or in the Bi-monthly newsletter. It contains detailed instructions and lists the documentation required for submission to the ACC. An incomplete application will cause delays in approval, since the application must be returned to the homeowner for missing information before it can be submitted for a decision. Much delay and frustration can be averted by making sure your application contains **all** required information before submitting it.

- Lot Survey Indicating Location of Proposed Changes

A site plan may be prepared by submitting a copy of the lot survey that is typically included with the home closing papers (property purchase). Proposed changes should be indicated including dimensions and distances from adjacent property and houses.

A graphic description detailing the project should be provided. The description may be illustrated freehand or using mechanical drawings, manufacturer's literature and/or photographs.

- Material and Color

Samples of the materials and colors (if not chosen from a "pre-approved" list) to be used and an indication of the existing colors should be provided.

ARCHITECTURAL GUIDELINES FOR SPECIFIC PROJECTS

The following guidelines address a broad range of exterior alterations for which homeowners frequently submit an application to the ACC. It would be impossible to address each specific design condition. As a result, these guidelines present the principle factors which should be considered when developing a design. More specifically, these guidelines, in most cases, define the limits to size, quality of construction, location, materials and color based on the intended use and relationship to adjoining properties rather than focusing on a particular construction detail or a specific design alternative.

The individual merits of each application will always be considered by the ACC. The use of these guidelines should assist the homeowner in gaining timely ACC approval. The applicant who follows the guidelines should expect approval or rationale as to why the application was not approved.

Special Note . . . Orange County Approvals

Some changes and additions require Orange County review and permits. It is the homeowner's responsibility to obtain all Orange County permits. Permits must be obtained prior to beginning any work in order to verify what procedures must be followed. Orange County approval does not preclude the need for ACC approval and vice versa.

ANY AND ALL CHANGES TO THE EXTERIOR OF A HOME MUST RECEIVE PRIOR WRITTEN APPROVAL FROM THE MANAGEMENT COMPANY AS APPROVED BY THE ACC

Following are some of the changes that would need prior approval.

AWNINGS

Awnings located at the rear of the house shall only be permitted at the discretion of the ACC.

CLOTHESLINES

Clotheslines require ACC approval with placement shown on the lot survey. Clotheslines may only be used at the rear of the property and must be screened from view of the street and neighboring lots. When not in use, must be removed.

DETACHED STRUCTURES

Any free-standing structure contemplated for property such as, but not limited to, gazebo-like structure, platform, doghouse, playhouse, storage shed, etc. must be submitted for approval with the required drawings and information. Approval will be granted only upon the merit of the structure and desirability for the neighborhood. All detached structures must be behind a fenced yard. (see gazebo and/or storage shed paragraphs)

DRIVEWAYS, WALKWAYS, ENTRANCE (front door)

All driveways shall be of 4" poured concrete, or other masonry type of material acceptable to the ACC. Brick and brick pavers are also acceptable. Driveway extensions must not extend beyond the exterior garage wall on either side. Material used to extend the driveway must be consistent with the material currently existing on the driveway. Pavers, rocks, stepping stones cannot be installed and will not be approved as driveway extensions. Walkways to front door must not exceed 36".

Painting and/or tiling of driveways, walkways and entrances is not permitted.

FENCE REQUIREMENTS AND GUIDELINES

- Fence must enclose the sides and rear of a lot, not a small enclosed area (i.e., around a pool or garden)
- Fence must be on property boundary line, professional survey required
- Fence must not extend past owner's property boundary line
- Fence must be set back at least 5 feet from the front of the house
- Fences that are joined with a neighboring fence must be replaced immediately if neighbor removes their portion of the fence
- Fence style **must** be consistent upon a lot
- Neither the ACC nor the HOA is responsible to notify neighbors that a fence has been approved

Regular lots:

- 6 foot high fence panels enclosing yard
- Finished sides of fence panels are to face the street and neighboring lots

Lakefront lots:

- 6 foot high fence panels on front and sides of yard
- Side of fence approaching rear of the property will "step" down from 6 foot to 5 foot
- 4 foot high white vinyl picket or aluminum fence will line the rear of the lot
- Finished sides of fence panels are to face the street and neighboring lots

Conservation lots:

- 6 foot high fence panels on front and sides of yard
- Rear fence line can either be 4 foot , 5 foot or 6 foot in height (homeowner choice). If the choice is 6 foot, all the sides of the fence will be 6 foot as referenced in a regular lot. If the choice is 4 foot, the side of the fence approaching the rear will "step" down from 6 foot to 5 foot
- Finished sides of fence panels are to face the street and neighboring lots

Lots backed to community wall:

- 6 foot high fence panels on front and sides of yard
- Fence panels approaching the rear of the property must "step" down to height of community wall
- Finished sides of fence panels are to face the street and neighboring lots

Fencing permitted in Falcon Trace for front, side and rear (non-lakefront property):

White vinyl Tongue and Groove Privacy. Must be solid from bottom to top of panel; no lattice permitted

Wood: Board on Board or Shadow Box. Wooden fences are not to be painted **any** color or stained any color. BUT should have a clear coat weather seal for proper upkeep.

Lakefront Property:

White vinyl picket fence (or aluminum) must be used for rear of lakefront property. Only straight top picket fence may be used; scallop not permitted

Fence Caps:

The caps for the post of the fence must be flat design. There shall be no decorative fence post caps allowed such as balls, arrows, diamonds, etc.

FRONT (ENTRANCE) DOORS

Shall be compatible with the house design. Material shall be solid wood, fiberglass or metal insulated type. Front door design may include glass. Upon installation of a new front door, paint color must be approved.

GARAGE DOORS

Ornamental hinges are not permitted on garage doors. Door must be one color and free of any dents and/or damage.

GAZEBO

Approval will be granted only upon the merit of the structure and desirability for the neighborhood. Appearance of gazebo must remain aesthetically pleasing as shown in original documentation.

- No fabric of any kind may be hung (i.e., curtains, netting)
- No chandeliers
- No lights on the outside of structure
- Maximum size: 12'x14' with a maximum height of 10'
- Structure must be professionally installed and hurricane rated
- Must be anchored to concrete slab and not be free-standing
- Homeowner is responsible for all permits
- Roof shall be 4-sided
- Yard must be fenced
- If a fan is installed, it may not hang lower than the roof line
- No changes can be made to existing approved design

GUTTERS

Permitted and encouraged. Must submit Architectural Review Application.

PAINT (EXTERIOR)

- A list of approved paint colors is posted on www.falcontrace.org. Although the approved colors are from the BEHR paint line, you may match one of the approved color choices with a different brand paint.
- Color samples (unless chosen from pre-approved paint colors) must be attached to all Architectural Review Applications. The color name and number and the brand paint must be printed on the application. Please submit one choice for base paint and one choice for trim paint per form.
- Application must include request for base, trim, garage door, front door, shutters (if any).
- Base paint must be FLAT.
- Trim paint and garage doors may be FLAT, SATIN or SEMI-GLOSS.
- Gloss paint is not permitted.
- Garage doors shall be painted either the base color of the house or the trim color. The homeowner's choice should be requested on the Architectural Review Application. If the garage door has windows, all areas around the window shall be painted the same color as the garage door.
- **All painting of a home must receive prior approval from the "ACC", even if it is the same as the existing home color.**
- If a homeowner would like to request a different color that is not on the approved list, the "ACC" may request a 4' x 4' swatch be painted on the house for inspection purposes, prior to an approval.
- Two consecutive homes may not be painted the same or similar colors.

- Applications must include all paint criteria (i.e., color for base, trim, garage door, front door, shutters). If all colors are not included, the application will be automatically denied.

See Exhibit A, and B for approved paint choices

PATIOS AT REAR OF HOUSE

Extensions at rear of house must comply with setbacks of the property. This information and all permits are the homeowner's responsibility to obtain from Orange County.

- Patio extensions and enclosures may not extend past the width of the house.
- Patio extensions should have a minimum 5' clearance of rear fence line
- Only permanent material may be used (i.e., cement, bricks, brick pavers). Patios may not be constructed of wood
- Patio extensions must be ground level, not raised. There shall be no room for storage, weeds or wildlife under the extension
- Homeowner is responsible for the proper drainage upon patio installation

NOTE: An Architectural Review Application must be completed and approved prior to any work being performed. A lot survey, along with all project plans and materials must be submitted along with the application. This shall include all dimensions of patio extension along with lot dimensions.

POOLS

No permanent above ground pools are permitted. Temporary above ground pools must be approved by the ACC.

PROJECT INSPECTION

The ACC reserves the right to inspect completed projects. If the project is not completed as per the original drawing, homeowner is responsible to make any necessary changes.

RECREATIONAL EQUIPMENT

Basketball backboards are not permitted upon a lot. Portable basketball hoops must be stored in garage or rear of house behind a pre-approved fenced lot. Trampolines, if approved, must be placed in the rear of house behind a pre-approved fenced lot. All unsecured recreational equipment must be removed during high winds, storms and hurricanes.

ROOF

An Architectural Review Application must be filled out (as this is a change to the outside of your home), even if you select a color from the approved list. If you plan to replace your roof with a color that is not listed, you must bring a large sample to an Architectural Control Committee meeting. A small swatch is not an acceptable sample as it does not show the color pattern of the shingle.

See Exhibit C for approved roof choices

SCREENED ENCLOSURES

No screened enclosure shall be permitted on the front of the house. Patio or pool screened enclosures shall be permitted with review and approval from the ACC. If the proposed enclosure comes with a roof, the roof shall be consistent with the main house roof, i.e., same color and type of roof shingle. The proposed roof must remain consistent with the pitch, color and roof shingle of the main house roof. Aluminum roof is not permitted.

SIDEWALKS AND DRIVEWAY APRONS

These areas are owned by Orange County; homeowners are required to maintain them (keep clean and free of weeds). No changes shall be made to sidewalks and driveway aprons. The ACC cannot approve any changes to the sidewalk or apron upon a lot.

SIGNS

No sign of any kind shall be displayed to public view on any lot except one sign not to exceed two (2) square feet advertising such lot for sale or rent. **Contractors performing work at your home (or attempting to win a bid) may not display an advertisement on the lot.** Allowing a contractor to do so is in violation of the Falcon Trace Declaration of Covenants, Conditions and Restrictions. An additional exception to this, is if Homeowner choose to display a small security sign upon their lot.

SOLAR PANELS

Permitted. Must submit Architectural Review Application.

SPECIAL NEEDS

Homeowners with any special needs must submit application to the Management company first. Application will be reviewed and considered upon presentation of proper medical documentation. The HOA will adhere to American Disabilities Act standards to accommodate Homeowners medical needs. Any ACC approval for medial need is a temporary approval for the duration of the Homeowner that is identified on the ACC medical documentation; as such, the home must be returned to its original state upon the sale of the home. ****Unless, the new Homeowner is purchasing home due to this alteration. If this is the case, then the new Homeowner assumes responsibility of returning to original condition. For example, an approved ADA wheelchair ramp must be removed upon deed transfer.**

STORAGE SHEDS

Tuff Shed, Sundance SR-600 Series



Rules that must be followed:

Maximum size of 8'x16'x7'10" (WxLxH) (roof maximum 7'10")

Must be painted to match house color

Shingled roof to match house

Maintenance is mandatory (same as house)

Must be anchored and hurricane rated

Must not be placed on the lot line

Must be at least 5' away from fence in accordance with Orange County Ordinance

Yard must be fenced

Must meet Orange County code and obtain a permit for storage shed

A copy of permit must be on file with Management company after installation of storage shed.

This is the only shed approved in Falcon Trace. All other sheds are in violation.

ALL STORAGE SHEDS ARE SUBJECT TO ACC APPROVAL BEFORE INSTALLATION

STORED ITEMS

Front entrance ways, sides of homes, front of garage are not to be used to store items. All items must be stored in the garage, inside home, behind an approved fenced yard. No storage shall be visible from street, neighboring properties or pond views.

STORM PREPARATION FOR WINDOWS AND DOORS

Storm proof windows and storm shutters (with ACC approval) are permitted and encouraged.

If windows and/or doors have been boarded for a hurricane, the covering must be removed once the hurricane or threat of an upcoming hurricane has passed.

Window and door coverings **MUST NOT** be left in place throughout the hurricane season.

STORM AND SCREEN DOORS

Security doors incorporating bars or ornamentation such as scallops and scrolls are prohibited. Glass and/or screen storm doors are permitted.

TRASH CANS

Trash cans must be stored either in the garage or behind a fenced yard. Trash cans are not to be stored in front of the garage, on the side of a home, or anywhere visible from street or behind shrubs. Enclosures and/or hedges for storing trash cans on the side of the home are **not** permitted.

TREES

Removal of trees with proper documentation may be approved by the ACC, upon completion of the Architectural Application. If approval is granted, the entire stump must be removed along with root ball for a flat surface.

TREES LOCATED ON EASEMENT

Trees located in the easement are owned by Orange County, not the Homeowner, but must be maintained by the Homeowner. Easement trees are not subject to removal, but the branches over the sidewalk must be trimmed to 8 feet high from the ground. Trees located in the easement are not to be shaped in any manner.

WALKWAYS (side of house toward rear)

Pavers being used as a walkway on the sides of a house must not exceed 36" wide. Design must have at least one foot between walkway and property line. Walkways are permitted from the driveway to the back yard and must not exceed 36" wide.

WINDOW AIR CONDITIONERS

No window or wall air conditioning units are permitted.

WINDOW COVERINGS

No reflective window coverings (i.e., window film) or treatments shall be permitted on any Residence. The ACC, at its discretion, may control or prohibit window coverings and treatments not reasonably compatible with aesthetic standards in the area where the lot is located.

YARD ART / ORNAMENT / POTTED PLANTS

Homeowner may have either one fountain or one statue in their front yard. Fountain dimensions can be no larger than 3 feet tall by 2 feet wide at the largest point. Statue dimensions can be no larger than 3 feet tall by 2 feet wide. Fountains, statues and yard ornaments must not be religious in nature. Fountains and statues must also be natural in color. If yard art, fountains or ornaments are used at the rear of home, they must not be visible to neighboring homes. No more than three potted plants of natural color are permitted in front yard.

Exhibit A

<u>Base/Garage Door</u>		<u>Behr #s</u>	<u>Trim/Garage Door</u>		<u>Behr #s</u>
Elephant Skin	PPU18-16	B11-5	Campfire Ash	N320-1	YN7-1
Sonic Silver	HDC-MD-26	G1-3	White	52U	W1-3
Silver Mine	PPU26-18	OH-10-12	Silver Feather	BWC-29	G1-1
Engagement Silver	PPU25-14	GN5-2	Silent White	PPU26-13	PN1-1
Still Grey	N360-3	GN3-3	Campfire Ash	N320-1	YN7-1
Historical Grey	N370-4A	GN4-4	Casual Khaki	N300-3	YN5-3
Falcon Grey	PPU26-04	G11-6	Evening White	N460-1	BN5-1
Fashion grey	PPU18-15	G11-5	Silver Feather	BWC-29	G1-1
Flannel Grey	N520-3	PN3-3	Halation	PPU26-15	G12-1
Great Graphite	PPU24-18	G4-2	Evening White	N460-1	BN5-1
Smokey Wings	PPU26-07	G12-4	Halation	PPU26-15	G12-1
Cathedral Grey	PPU18-14	G11-4	Evening White	N460-1	BN5-1
Millennium Silver	HDC-NT27	G60-2	Silent White	PPU26-13	PN1-1
			Halation	PPU26-15	G12-1
Chance of Rain	PPU26-19	G8-2	Silent White	PPU26-13	PN1-1
			Halation	PPU26-15	G12-1
Mission Control	N530-5	PN4-5	Silent White	PPU26-13	PN1-1
			Halation	PPU26-15	G12-1
Moleskin	N180-4	ON1-4	Varnished Ivory	MQ3-40	OH3-10
			Mocha Light	BWC-25	W4-7
Grey Squirrel	N320-5	YN7-5	Scroll	N280-1	YN3-1
Muted Sage	N350-5	OH5-15	Cameo White	MQ3-32	W2-2
Dusty Olive	PPU8-20	GN1-5	Swiss Coffee	12u	W2-5
Jungle Camouflage	N350-4	OH5-5	Cottage White	13u	W3-5
Stone Walls	PPU8-19	GN1-4	Varnished Ivory	MQ3-40	OH3-10
Livingston	N330-5	YN8-5	Cottage White	12u	W3-5
Explorer Khaki	N330-4	YN8-4	Swiss Coffee	12u	W2-5
Bamboo Shoot	MQ6-30	YS7-4	Varnished Ivory	MQ3-40	OH3-10
Weathered Moss	N380-3	GN5-3	Silver Feather	VWC-29	G1-1
Metropolis	N140-3	RN5-3	Chic Grey	PPU26-10	B11-2
Coffee with Cream	N170-4	RN8-4	Swiss Coffee	12u	W2-5
Summerwood	S290-4	YS4-4	Scroll	N280-1	YN3-1
Silhouette	N540-4	PN5-4	Evening White	N460-1	BN5-1
Shitake	N220-4	ON5-4	White Veil	OR-W14	W3-2
Ottertail	N220-5	OH3-15	Varnished Ivory	MQ3-40	OH3-10

Rodeo Tan	N240-5	O7-5	Scroll	N280-1	YN3-1
Polo Tan	N260-3	YN1-3	Varnished Ivory	MQ3-40	OH3-10
Soft Chamois	PPU4-04	OH3-4	Original White	N290-1	YN4-1
Mushroom Bisque	PPU4-07	YN2-3	White	52u	Y1-3
Oxford Street	N270-4	OH2-13	Swiss Coffee	12u	W2-5
Mesa Taupe	PPU5-14	OH3-13	Mocha Light	BWC-24	W4-7
Chic Taupe	N230-4	ON6-4	Swiss Coffee	12u	W2-5
Almond Butter	MQ2-23	YN3-3	Cottage White	13u	W3-5
Basketry	PPU4-05	OH3-5	Cottage White	13u	W3-5
Sierra	N240-4	ON7-4	Original White	N290-1	YN4-1
Riviera Beach	PPU7-07	YN5-4	Varnished Ivory	MQ3-40	OH3-10
Perfect Taupe	PPU18-13	YN7-3	Mocha Light	BWC-24	W4-7
Sandstone Cliff	750C3	B9-3	Scroll	N280-1	YN3-1
Armadillo	N230-3	OH3-7	Polar Bear	75u	W1-4
Wheat Bread	720C-3	OH3-8	Polar Bear	75u	W1-4
High Style Beige	N270-1	YN2-1	Swiss Coffee	12u	W2-5
Stucco Tan	BWC-26	B8-3	Swiss Coffee	12u	W2-5
Plateau	PPU4-08	B5-1	Original White	N290-1	YN4-1
Greycloth	PPU26-09	G12-2	Cameo White	MQ3-32	YW2-2
Creamy Mushroom	PPU5-13	B3-2	Polar Bear	75u	W1-4
Silver City	MQ2-59	G1-2	Evening White	N460-1	BN5-1
Doeskin Grey	N200-2	ON3-2	Cameo White	MQ3-32	YW2-2
Chicago Fog	N140-2	RN5-12	Evening White	N460-1	BN5-1
Toasty Grey	N320-2	YN7-2	Cameo White	MQ3-32	YW2-2
White Metal	N520-1	PN3-1	Silent White	PPU26-13	PN1-1
Mink Haze	MQ2-32	OH3-6	Cream Fraiche	S240-14	OS7-1

Exhibit B

<u>Front Door and/or Shutters</u>		<u>Behr #'s</u>
Graphic Charcoal	OH-10-1	N500-6
Dark Ash	G10-6	770F-5
Euro Gray	G4-3	PPU25-17
Dark Pewter	OH-10-5	PPU18-04
Very Navy	PM1-7	M500-7
Tornado Season	BS4-6	S450-6
NYPD	BN7-6	N480-6
Supernova	OH-10-7	N510-4
Heritage Park	OH-6-2	PPU12-18
Russian Olive	GN2-7	N350-7
Pinecone Hill	GN8-6	N410-6
Aubergine	RN1-7	N100-7
Espresso Beans	OH-3-17	PPU5-01
Derby	ON1-6	N180-6
Cavalry Brown	ON5-7	N220-7
Blackout	PN2-7	N510-7
Natures Gift	GN8-4	N410-4
Polo Tan	YN1-3	N260-3
Dry Brown	OH-3-2	N230-5
Wild Truffle	B2-3	HDC-NT-27B
Desert Khaki	YN6-4	N310-4
Rustic Taupe	ON3-4	N200-4
Baked Sienna	OS5-6	S220-6
Medieval Wine	RS1-7	S100-7
Inked	PM2-7	M510-7
Cherry Cola	RS4-7	S130-7
Red Pepper	RS5-7	PPU2-02
Lap of Luxury	PS7-7	S560-7
Royal Liquor	RS6-7	PPU2-19
Clay Pot	OS5-7	PPU3-17

Exhibit C

Approved Roof Colors

Barkwood	Beachwood	Brownwood	Burnt Sienna
Charcoal	Cobblestone Grey	Desert Sand *	Dove Grey
Driftwood	Estate Grey	Georgetown Grey	Hearthstone Grey
Heatherblend	Moire Black	Mojave Tan	Natural Timber
Old English Pewter	Oxford	Pristine Dove	Pristine Hickory
Rustic	Rustic Hickory	Rustic Redwood *	Shadow Grey
Slate	Sunrise Cedar	Tan Mist	Weathered Wood

*new roof colors