

# VINTAGE I HOA

## *House Painting*

22 Sep 2007

The Vintage I HOA Board of Directors has become aware of questions and concerns related to repainting of houses in our neighborhoods. We are distributing this notice to clear up any confusion and to ensure we continue to maintain the aesthetics of our neighborhoods and the property values of our homes.

1. Residents desiring to repaint any structure on their lot are required to submit a request for approval in accordance with section 3.2 of our HOA CC&Rs and at least 45 days prior to the actual painting date. On numerous occasions, residents have failed to file their request until one week or less from their painting date. Although the HOA has worked in the past to ensure rapid review in such cases, there is no "assumption of approval" and residents continue to be fully liable for any actions they take prior to Board approval and expiration of the 45 day approval period.
2. On several recent occasions, residents have repainted their homes without submitting requests to the HOA. Each of these violations is currently being reviewed on a case-by-case basis to determine appropriate resolution. On a go-forward basis, residents failing to obtain HOA approval prior to repainting may be required to repaint their house at their expense. In cases where the non-approved color is subsequently determined to be acceptable by the Board, homeowners may still be fined substantially in accordance with HOA rules and at the sole discretion of the Board.
3. All Architectural Review Requests for repainting are reviewed in a manner approved by the Board and all decisions are final. Residents wishing to have more of a voice in such requests are encouraged to volunteer to serve on the Architectural Review Committee.

Board of Directors  
Vintage I HOA