

Colinas De Oro Homeowners Association

Resolution for House Painting

WHEREAS, Article V11, Section 7.1 of the Association Bylaws stipulates that the Board of Directors shall have the power to adopt and publish rules and regulations;

WHEREAS, Article 2, Section 2.8 of the CC&Rs states that "The Board is empowered to adopt, amend ...rules and regulations...."

WHEREAS, The Board of Directors desires to adopt a policy for the enforcement of its CC&Rs and rules and regulations;

WHEREAS, the Board of Directors has followed its own standards and procedures, which are both fair and reasonable; and

WHEREAS, the Board of Directors rendered this decision in good faith, and in a manner which is neither discriminatory nor capricious;

NOW, THEREFORE, BE IT RESOLVED that the Association hereby adopts the following procedures for enforcing the provisions of its governing documents:

1. A visual inspection of each home and contiguous walls shall be performed by the Board of Directors, or its designee(s), during the fall of each year.
2. Any home or wall deemed to be in need of painting as a result of this inspection, whether in whole or in part, shall be required to be painted no later than nine months (9) from the date of the letter. The homeowner shall be notified of the need for painting within two weeks following the time of the inspection.
3. In the event the homeowner does not comply with this painting requirement, the Association reserves the right to complete the designated work, following notice to the homeowner, and to assess the full cost of this work to the homeowner, which will become immediately due and payable to the Association.
4. In order to establish continuity of appearance, homeowner must submit an Architectural request and include the color name and brand along with color samples. Owner must clearly indicate what part of the home the color will be used. IE: Fascia, main body, garage, trim, etc.
5. Permission for reasonable exceptions may be considered by the Board of Directors upon written request by the homeowner.

This policy supersedes and replaces all previous policies, and shall become effective on June 15, 2020.

Confirmed and approved this 11th day of June 2020 at a meeting of the Board of Directors.