

**A. Bricks, shingles, exterior colors.**

(1) As used in the Declaration of Covenants, Conditions and Restrictions of the Atascocita C.I.A. communities, the phrase, "No building shall be erected, placed or altered", the term "altered" shall be interpreted to include repainting, re-bricking, or re-shingling in any color, regardless of how closely the new paint, brick, or shingle matches the pre-existing paint, brick, or shingle.

(2) No repainting, re-bricking, or re-shingling, regardless of whether or not the new paint, brick, or shingle matches the pre-existing paint, brick, or shingle, shall be permitted without the prior written approval of the A.C.C.

(3) Each repaint, re-brick, or re-roof will be reviewed on a case-by-case basis as to aesthetic harmony with the community.

**B. Painting.** Color samples or "paint chips" of the proposed exterior colors must be submitted with an application to the A.C.C. for written approval.

- (1) If the existing exterior color of the main body of a house, garage or other permitted improvement on a Lot, as well as any trim or accent color does not meet the exterior color scheme as outlined below, then this standard must be met when all or a portion of the existing exterior structure is painted.
- (2) If the existing exterior color scheme is to be changed: the A.C.C. has established a chart depicting acceptable earth-tone or pastel colors and shades of earth-tone and pastel colors for the exteriors of homes and other permitted improvements on Lots within the subdivision. The paint chart will be maintained in the Manager's office. Each color sample or paint chip shall be compared to the colors and shades of colors set forth on the color chart to assure that each approved color is harmonious with the style and architecture of the dwelling and with the color scheme established for the subdivision. Each exterior color must be an acceptable shade of an earth-tone or pastel color. As used in these guidelines, "earth-tone" shall mean acceptable shades of beige, brown, gray and White, and "pastel" shall mean acceptable shades of yellow, blue, and green as shown on the A.C.C.'s color chart. The following additional guidelines shall also apply:
  - (a) Principal Colors of Dwellings. The principal color of the dwelling and garage situated on a Lot, including the garage door, must be a muted earth-tone or pastel.
  - (b) Trim, soffit, fascia board and window trim must also be an earth-tone or pastel color, and may be lighter or deeper shades of trim color than the principal color of the dwelling or garage.
  - (c) Accents. Shutters, window hoods and the exterior surfaces of doors may be painted any acceptable earth-tone or pastel color, including trim colors and certain acceptable shades of dark green, black, blue-gray, rust, or dark blue. Window hoods may also be painted in a copper tone metallic based paint.

**C. Shingles.** (see new policy) *This Roof Shingle Policy was originally adopted April 8, 1993, and it was revised September 28, 1998.* Due to advances in technology since the time of the drafting of the deed restrictions, and whereas current manufacturers of roofing materials are choosing to no longer specify nor to publish shingle weight specifications, the Board of Trustees has adopted the following revised minimum requirements for approval of proposed roofing materials by the A.C.C. The proposed single must either: (1) have a minimum shingle weight of 240 lbs. for fiberglass composition shingles; or (2) meet or exceed the "ASTM standard D3462" for tear strength (ASTM representing the American Society for Testing and Materials, with the D3462 standard requiring a minimum 1,700-gram tear strength as tested by an Elmendorf Tear Tester). In any case, the proposed shingle must carry a minimum 25-year warranty, and it must not be "3-tab" in construction.

Metal or tile roofs will be considered by the A.C.C.