

Quail Crossing Residential Association
Design Review Committee Design Guidelines Amendment #1

Article 7. Section 7.01

In an effort to clarify the requirements for notification when painting the exterior of the property, the following amendment to the DRC Design Guidelines has been adopted by the Board of Directors of the Quail Crossing Residential Association, effective 01/01/2010.

1. EXTERIOR PAINT SELECTION:

All properties within the Quail Crossing Residential Association Community must conform with the following paint requirements, unless otherwise specifically approved by the DRC Committee:

- a) Homes must be painted one of the 30 approved color schemes for the community.
- b) Exterior Paint must be of a sheen of Flat, Eggshell, or Satin. No Gloss sheens are permitted for use on the exterior of a Unit.
- c) Garage Doors must be painted the same as the body of the property.
- d) Accent and Trim colors specified within the approved color schemes can be interchanged within a single scheme.
- e) Gutters and Downspouts must be painted to match adjacent material color
- f) Any change to the current color scheme of the home must be submitted and approved by the DRC prior to any work being performed.
- g) It is required that adjoining properties, and those directly across the street be of a different color scheme.

NOTE: Samples of the approved color schemes are available from the Management Company for use in obtaining color-matched paint from suppliers other than KWAL PAINT (the original supplier of paint for the community).

2. EXTERIOR PAINT NOTIFICATIONS:

Homeowners performing maintenance painting (using matching color paint of the currently installed paint), do not need to submit any documentation to the DRC Committee prior to work being completed. Homeowners who intend to make any change to the currently installed paint scheme must conform to the above guidelines, as well as submit a DRC Application for review and approval prior to any work being performed.

Signed this 18 day of NOVEMBER 2009



President



Attest