

**RESOLUTION OF THE HIGHGROVE POA BOARD OF DIRECTORS  
EXTERIOR COLOR SCHEMES FOR ESTATE HOMES**

The undersigned, being the Board of Directors of Highgrove Property Owners Association, Inc. (the "Board" and the "Association" respectively), do hereby consent, agree, authorize and resolve that:

Pursuant to its authority under the DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HIGHGROVE SUBDIVISION dated and recorded September 30, 2005 in Book 2168 at Page 706 (as amended and supplemented, the "Declaration"), and the BYLAWS OF THE HIGHGROVE PROPERTY OWNERS ASSOCIATION, INC. (as amended and supplemented, the "Bylaws"), the Board hereby adopts the following Regulation regarding exterior color schemes for estate homes:

1. **Authority.** Article VII, Section 7.27 of the Declaration sets forth certain rights and responsibilities of the Board, including the power to publish and enforce reasonable Rules and Regulations concerning design specifications and the use and enjoyment of the yard space of each Lot.
2. **Purpose.** Whereas all homes in Highgrove have been carefully planned by professional designers contracted by Ryan Homes to create the most pleasing blend of coordinated exterior color schemes, the Board wishes to establish a set of uniform exterior color standards for estate homes in order to remain consistent with the original exterior color schemes selected by Ryan Homes.
3. **Definition.** Exterior color schemes include the brick, hardi board, shutters, doors and any other paintable exterior surface on all estate homes in Highgrove.
4. **Standards.** Brick may not be painted or stained. Garage door colors may not be changed from the original color. Shutters and doors must complement the exterior walls of the house, and, with prior approval by the Architectural Committee, may be repainted in a darker or lighter shade of the original color or changed to match a door or shutter color originally selected by Ryan Homes for Highgrove provided that the changed color blends with and compliments the exterior walls. Originally selected shutters are from Plygem (Plygem.com) and include Black, Brown, Red, Dark Spruce, Blackwatch Green, Dark Navy, and Winestone. An accent color on front entry doors may be considered by the Architectural Committee provided the color compliments the exterior walls, the finish is semi-gloss or satin, and the color is not overly bold or outlandish. No ARF is required if an exterior paint color is not changed from the original color on shutters and doors.
5. **Compliance.** The applicant must submit an Architectural Request Form (ARF) to the Architectural Committee that includes the paint manufacturer, paint color and any associated numbers, and a physical object containing a sample of the requested paint color before painting any exterior house surface.

ADOPTED this 14 day of August 2014.

By: William Wasserman  
Print Name: William Wasserman

By: Pam Loburk  
Print Name: Pam Loburk

By: Paula Sibert  
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By: Daniel Koenig  
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