

Paint Colors, Options and Guidelines:

Please note the following regarding Mountain Park Ranch Painting Guidelines

The body color and the garage door color can be the same, or you can paint your garage door(s) a trim color. The body is defined as any wall area, including *party walls. The body color and the trim colors may not be switched, unless you are choosing from the "interchangeable" color schemes, #40-#51. A homeowner may choose two trim colors, one trim color, or no trim colors.

*Party walls are walls that are either shared with a neighbor or with the association. Walls shared with the association are not required to be painted on the exterior, especially if you back up to or are adjacent to a common area. If you are not certain of common areas, please contact the office for clarification prior to painting.

A homeowner may choose a single body color and apply it to the entire exterior surface of the house, or choose one trim color for either the pop-outs, the trim, or garage door(s). Pop-outs can be described as architectural features that stand out or project from the straight plane of the house. Front columns are not considered pop-outs. Pop-outs may be located around windows, garage, on front column pillars, at the bottom and/or the top of the house. They can also be described as any small feature where a small shape has been characterized to stand out. It is acceptable to have two adjacent houses painted in the same color.

Homeowners in a sub-association within Mountain Park Ranch must obtain approval from that sub-association's Architectural Review Committee and/or Board of Directors prior to any color change. Sub-associations are listed below.

The Townes at Mountain Park Ranch, Keystone, Canyon Reserve, The Landings, Diamond Ridge I, Diamond Ridge II, Estates at the Ranch, Terraces.

Members have the option to either repaint the color that is currently on their home, providing it was an approved paint color documented in the association office, or use the new paint color palette that was approved in August 2010 and made available October 01, 2010. If the current paint color on the home is not on record with the association office, the member must choose from the new color palette only.

THIS PAINT ADDENDUM FORM MUST BE ATTACHED TO THE ARCHITECTURAL REVIEW FORM AND APPROVED BY THE MOUNTAIN PARK RANCH OFFICE. PLEASE NOTE, STAFF MEMBERS, COMMITTEES, AND/OR THE BOARD OF DIRECTORS WILL NOT APPROVE PAINT REQUESTS THAT ARE NOT FROM THE APPROVED PAINT LIST.

If you have any questions please ask us for assistance.

I have read this complete Addendum and fully understand my painting options and guidelines:

Print Name

Signature

Date

Address