

PINE TREE RANCH HOMEOWNERS ASSOCIATION

Exterior Paint and Color

WHEREAS, the Pine Tree Ranch Homeowners Association Board of Directors may adopt rules and regulations (Nevada Revised Statutes 116.3102 Section 1 (a)),

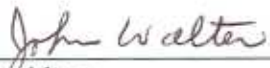
WHEREAS, the Covenants, Conditions and Restrictions, Article IV, Property Usage, Section 22, Paints and Finishes are discussed,

THEREFORE, BE IT RESOLVED that at a duly noticed and conducted meeting of the Board of Directors of the Pine Tree Ranch Homeowners Association, held on the 28 day of JAN, 2008, at which a quorum was present, the following Rule & Regulation was adopted:

1. Each home exterior shall be painted and maintained in a neat and orderly fashion. Owners are encouraged to paint using the original colors used by the builder of the home. Painting an exact match to the original color of the home does not require approval.
2. Any color change, including those not already approved, which includes exterior walls, doors, railings, and trim require prior written approval from the Architectural Review Committee.
3. The Architectural Review Committee will use the criteria that exterior colors be earth tone and harmonize with the surrounding landscape. No bright or reflective colors that might become a "visual nuisance" will be allowed.
4. Past Failure to Enforce: Failure by the Association or by any Member to enforce any Covenant, Condition or Restriction herein contained, or the Articles, Bylaws or Rules & Regulations, in any certain instance or on any particular occasion shall not be deemed a waiver of such right on any future breach of the same or any other Covenant, Condition or Restriction.

A copy of the rules and regulations will be mailed to all owners and will be fully enforceable after 30 days.

IN WITNESS WHEREOF, the said Board of Directors has caused this Policy to be signed by its President and Secretary, this 28 day of JAN, 2008, and direct its distribution to all homeowners.



President



Secretary