

CLARIFICATION OF RULES & REGULATIONS #01 ADOPTED 01/28/2008 TO INCLUDE EXTERIOR HOME PAINTING GUIDELINES RULE #02

PINE TREE RANCH WEST HOMEOWNERS ASSOCIATION'S ARCHITECTURAL COMMITTEE (hereafter referred to as "Committee")

BE IT RESOLVED, that at a duly noticed and conducted meeting of the Board of Directors of the Pine Tree Ranch West Association ("The Association"), held on the 16 day of October, 2019, at which a quorum was present, the following Rule & Regulation was adopted:

WHEREAS, The Association Board of Directors shall have the powers of a non-profit corporation organized under the laws of the State of Nevada, subject only to such limitations on the exercise of such powers as are set forth in the Articles, the Bylaws and the Conditions, Covenants & Restrictions (CC&Rs), and, The Association shall have the power to do any lawful act that may be authorized, required or permitted to be done by The Association under this Declaration, the Articles, and The Bylaws, and to do and perform any act that may be necessary or proper for or incidental to the exercise of any of the express powers of The Association, AND

WHEREAS, the Board of Directors may adopt Rules & Regulations, Nevada Revised Statute 116.3102, Section 1(a), AND

WHEREAS, the Board of Directors may make Rules & Regulations, Bylaws, Article III, Directors, Section 3.01(b), AND

THEREFORE, BE IT RESOLVED that the following Rules & Regulations #02 – Exterior Home Painting Guidelines be established.

BUILDING MODIFICATIONS PLANNED BY THE HOMEOWNER

Prior to implementing any building modifications, improvements, etc., the Homeowner is to review:

HOA's Governing Documents:

Go to the HOA's Website for Exterior Paint:

www.pinetreeranch.org/documents

Declaration of the **CC&Rs**

Rules & Regulations:

#01-Exterior Paint and Color (adopted 01/28/2008)

#02-Exterior Home Painting Guidelines (adopted 10/16/2019)

Holiday or Event Decorations (adopted 09/08/2016)

Washoe County Community Services Department:

Go to County's Website for Information:

www.washoecounty.us/building

Scope 100.105.2 Work exempt from permit

Residential Permit – Application & Submittal Checklist

And/or seek assistance from design professionals for the Homeowner's improvements to comply with:

HOA's CC&Rs and

Washoe County Building Permit (if required)

REFERENCES TO PINE TREE RANCH WEST ASSOCIATION'S RULES

Original CC&R's Article IV Property Usage

Section 22 Paints & Finishes updated with Rules & Regulations #01

Dated: 01/28/2008

DEFINITIONS UTILIZED BY THE COMMITTEE FOR EXTERIOR PAINTING PROJECTS

1. **HOA'S COMMUNITY ASSOCIATION MANAGER** (hereafter referred to as "**Manager**")
Go to the HOA's Website for Contact Information: www.pinetreeranch.org/contacts
2. **EXTERIOR BUILDING'S COMPONENTS:**
 - Body/Envelope:**
Home Siding & Roof Soffits
 - Garage Doors:**
 - Trim:**
Doors
Wood trim/moldings around doors, windows & attic vents, bottom belly bands, & roof eaves/cornices
 - Accents:**
Attic vents/grilles, brackets, finials, railings, balusters, banisters, balustrades, newels, columns, awnings, canopies, balconies, decks, porches, & trellises
 - Roof:**
Shingles, Skylights, Solar Tubes, Solar Panels, Satellite Dishes

HOMEOWNER'S PLAN SUBMITTAL TO THE COMMITTEE

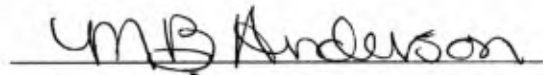
1. **For Addition(s) to home, review and comply with HOA's CC&Rs:**
Article VI Architectural Controls and Architectural Committee:
Section 2 Written Approval of Plans
2. **For Exterior Painting Projects on home:**
 - a. The HOA's Committee applies compliance with the HOA's CC&Rs (reference: Article VI, Section 5) and Rules & Regulations #01 regarding Exterior Paint & Color and (this) Rule #02 which addresses the exterior painting guidelines and compliance process.
 - b. The sheen of exterior paints (flat, satin, low-luster, semi-gloss, and high gloss) for the Body/Envelope and Garage Doors shall have no high gloss colors. The Body/Envelope exterior walls and Garage Doors shall be painted, as established in Rule #01-Exterior Paint and Color, in "earth tone (colors) and harmonize with the surrounding environment. No bright or reflective colors that might become a 'visual nuisance' will be allowed."
 - c. Trim and Accents colors will complement the Homeowner's Body/Envelope color selections.
3. **For Review Procedures for Exterior Painting Projects:**
 - a. The Homeowner contacts the Manager and informs the Manager of the Homeowner's intent to repaint the exterior of the Homeowner's home, and the Homeowner submits in writing the selected paint colors by Manufacturer, Colors' Numbers/Names, and identifies which colors are planned for the Body/Envelope, Garage Doors, Trim, and Accents. The Manager will then notify the Committee of the Homeowner's exterior paint review request within five (5) calendar days.
 - b. All exterior painting projects shall be reviewed by the Committee.
 - c. The selected paint colors shall be applied in sizes not less than one (1) square foot on the home or plywood/hardboard sample boards and identified which paint samples are for which part of the exterior, i.e. for the Body/Envelope, Garage Doors, Trim and/or Accents so the Committee can visually review them for compliance with the CC&Rs and Rules and Regulations #01 and (this) #02.

- d. The **Homeowner** contacts the **Manager** to notify the **Committee** that the color samples are ready for review. The **Committee** will visually review the selected paint colors for compliance with the **CC&Rs** and Rules & Regulations #01 and (this) #02 within fifteen (15) days of **Manager's** notification of **Homeowner's** notification that the samples are ready for review.
- e. If the colors selected are in compliance with the intent of the **CC&Rs** and Rules & Regulations #01 and (this) #02, the **Committee** will then submit in writing to the **Manager** its concurrence with the paint colors selected.
- f. If the **Homeowner's** selected paint colors are acceptable to the **Committee**, the **Manager** will notify in writing to the **Homeowner** of the acceptable paint colors and state that the **Homeowner** may proceed with their exterior painting project.
- g. The **CC&Rs** Article VI, Section 5, Time of Decision which identifies thirty (30) days from the date of receipt of a submittal and states that if the **Committee** does not take any action, "inaction shall be deemed approval" of the **Homeowner's** Exterior Painting Project.
- h. If there is not concurrence with the paint colors selected, a member of the **Committee** will contact the **Homeowner** to assist the **Homeowner** with a pallet of acceptable colors.

IN WITNESS WHEREOF, the said Board of Directors has caused this Rule & Regulation to be signed by its President and Secretary, this 16th day of October, 2019, and direct its distribution to all Homeowners.



President



Secretary