

FLINT LEDGE ESTATES COMMUNITY ASSOCIATION, INC.  
2473 McCormick Road  
ROCKVILLE, MARYLAND 20850

MEMORANDUM OF BOARD OF DIRECTORS ACTION

**Subject:** Approval of Variance in Trim Color at 2330 McCormick Road

**Date:** September 25, 2007

**Summary:** The owners of the house at 2330 McCormick Road, Mr. GuanPeng Li & Ms. Juwen Zhuang, requested initially to clad their trim in an unapproved trim color (equivalent to Alcoa Sandtone). The request for variance was denied. They have submitted a second request for variance (see attached) and have proposed either removal of the original Sandtone trim at the cost of \$300 or addition of Ivory-colored cladding with retention of the current trim than has been previously installed.

**Discussion:** The owners have provided, in addition to the basic proposal outlined above, that they will install three gable vents that match the trim color, replace the gutters and downspouts with matching trim color, and that they will replace the porch railings and supports in the approved style with wood painted a color matching the proposed trim color (as discussed with Brian Rogers on 9/22/07) – all as requested by the Board to complete work needed on their home.

The Board has decided that to maintain the uniformity of the house and not cause the owners additional cost, the owners may keep the partially installed cladding and may continue to replace their trim with the requested Alcoa Sandtone cladding color. The should also install the three gable vents matching the trim color, replace the gutters and downspouts with matching trim color, and that they will replace the porch railings and trim with wood painted a color matching the proposed trim color.

We, the Board of Directors agree to permit this construction on the basis of the above considerations and limitations.

  
\_\_\_\_\_  
Brian Rogers       Yes      No

  
\_\_\_\_\_  
John Nickell       Yes      No

  
\_\_\_\_\_  
Simone Seym-Nickel       Yes      No

  
\_\_\_\_\_  
Sonia Rickman       Yes       No

  
\_\_\_\_\_  
Gayle Brooks       Yes      No

September 5, 2007

From: Guanpeng Li & Juewen Zhunag  
2330 McCormick Road  
Rockville, MD 20850

To: Board of Directors and officers  
Flint Ledge Estates Community Association, Inc.

Subject: Trim Color

After Aug. 28 Board of Directors meeting, we talked to our contractor regarding price and cost if we deviate from original contract. Here is what comes out from our discussion:

- Cladding Color issue

If we undo the work completed on Porch section to use a new color of choice, we will have to add \$2000 on existing contract. If the work on Porch remains same, and use a new color of choice on the rest of the house, we will add \$300 on existing contract (some of the materials purchased so far will not be used). The color of choice will be IVORY. The sample is attached.

- Install three Vents

We discussed with our contractor, he will be responsible for purchasing and installing the new Vents. The color will be same or very close to IVORY as attached sample. And the style will be same as the current ones. Any recommendations are greatly appreciated other than standard ones. Price is not available at this moment.

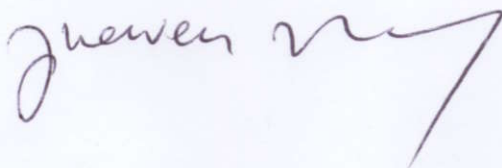
- Gutters & Downspouts

They will be replaced with the same color or very close to IVORY as attached sample. The estimation on installation will add \$1,000 on existing contract.

- Porch Rail

The searching for porch rail is in progress. Will keep you informed what is available on the market. Feel free to let us know if you have any recommendations or options, otherwise we will submit our choice when it becomes available.

P.S We would like to expedite the approval process. In that way, we can finish the project by the end of September.



*FLINT LEDGE ESTATES COMMUNITY ASSOCIATION, INC.*  
2473 McCormick Road  
ROCKVILLE, MARYLAND 20850  
flintledge\_board@googlegroups.com

September 25, 2007

HAND DELIVERED 9/29/07

Mr. GuanPeng Li & Ms. Juewen Zhuang  
2330 McCormick Road  
Rockville, MD 20850-3073

**Re: Request to Install Unapproved Cladding Color on 2330 McCormick Road**

Dear Mr. Li and Ms. Zhuang:

The Board of Directors and officers ("Board") have reviewed your submission sent to Brian Rogers on September 5, 2007 requesting a variance to permit use of unapproved trim (Ivory or Alcoa Sandtone) colors on your home at 2320 McCormick Road. We note that the Sandtone trim color matches the garage door and existing trim color.

In addition to the basic proposal outlined above, we note that you propose to install three gable vents that match the trim color, replace the gutters and downspouts with matching trim color, and replace the porch railings and supports in the approved style and with wood painted a color matching the proposed trim color – all as requested by the Board.

The Board of Directors is pleased to report that your request has been granted on the basis of the above description.

Thank you for your continued cooperation.

Very truly yours,



Brian Rogers, President and  
Member of the Board of Directors  
301-762-4811