

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

MEMORANDUM OF BOARD OF DIRECTORS ACTION

Subject: Siding Replacement - Acceptable Sizes, Colors and Materials

Date: March 29, 2007

Summary: The colors, materials and Six and One-Half Inch (6.5") width of the attached vinyl siding, and described below, have been approved for siding replacement. While there are five (5) colors in total, only two (2) colors, at most, can be used as a replacement for any one of the original colors of siding used on any particular home. Selection of one of these choices for replacement requires no further approval by the Architectural Control Committee and/or the Board of Directors, as long as all siding on the home is replaced at the same time.

Discussion: The three (3) colors of aluminum siding used when the homes originally were built no longer are available. This is true with respect to the Eight Inch (8.0") width, as well as for at least one of the colors, i.e., off-white/warm pink. There are nine (9) single family homes that, to date have had siding replaced ("Previously Replaced"). Unfortunately, the records of the Association do not reflect that each of the Previously Replaced homes sought the approval of the Association for the changes made. Consequently, in order to have a similar degree of uniformity, the colors herein chosen are driven, partially, by what already has been utilized.

It also is necessary to establish acceptable paint and vinyl cladding/capping colors that can be used, for each siding color, on the gutters, down-spouts, vents, bay windows, garage door and trim, around windows and any other areas not considered shutters or doors.

In addition, it has come to the attention of the Board that the replacement siding used on 2324 McCormick Road is not one of the now approved colors and that on 2305 McCormick Road, sometime prior to 2000, replacement siding was installed on only the front portion of the home and, to the best of the Board of Directors' knowledge, the color used no longer is available. Consequently, it does not appear to be feasible to request that the remainder of the home have its siding replaced with the same color. The Board of Directors considered all options available and decided to grandfather in the current siding mis-matches for 2305 McCormick Road and 2324 McCormick Road, only until such time as any siding on these homes is replaced, at which time all siding must be replaced using then accepted color, size and material.

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ADDRESS OF HOMES WHERE SIDING REPLACED ("Previously Replaced")	COLOR USED	TRIM COLOR	GARAGE COLOR	HOA APPROVAL	COMMENTS
2 McCormick Ct. (Arseniev)	Savannah Wicker	Tan		YES	Looks like original siding with new cladding and garage door
2300 McCormick Road (Han)	<i>Desert Tan</i>	White			
2303 McCormick Road (Kovin/Burmiski)	<i>Desert Tan</i>	Candlebark			is it not 2307?
2305 McCormick Road (Stromburg) ONLY THE FRONT DONE	Tone between Cypress and Woodland Mist				Incorrect color and only front portion of home replaced
2314 McCormick Road (Rogers/Peng)	Cypress	matching cladding and Candlebark			
2321 McCormick Road (Medlin)	Natural Clay	matching cladding			
2322 McCormick Road (Stein/Nickel)	Heritage Cream	matching cladding		YES	
2324 McCormick Road (Czapary)	Woodland Mist	matching cladding		YES	Incorrect color
2328 McCormick Road (Brown)	Savannah Wicker	matching cladding		Yes / ?	

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Motion: Brian made the following motion that was seconded by Cliff and agreed to unanimously.

The following Six and One-Half Inch (6.5") wide siding may be used for replacing of siding as long as all siding on the home is replaced at the same time. The color choices are restricted and associated with the original color of the aluminum siding. The associated paint and/or vinyl cladding/capping colors that must be used also are provided below.

Color of Original Aluminum Siding	Acceptable Color of Monogram Carolina Beaded by CertainTeed	Acceptable Colors of Silhouette Classic by Alcoa	Paint and/or vinyl capping colors that can be used for each siding color on the gutters, down-spouts, vents, bay windows, garage door and trim, around windows and any other areas not considered shutters or doors		
			Paint - Satin Finish	CertainTeed	Alcoa
Off-White/Warm Pink	Light Maple (55)	Champaign	Duron 8671 W Burbury Beige	Desert Tan (07)	Almond Smooth
	Savannah Wicker (59)	Wicker			
Off-White/Yellow	Heritage Cream (11)	Classic Cream	Duron 8672 W Tequila	Desert Tan (07)	Almond Smooth
Green	Natural Clay (60)	Pebblestone Clay	Duron 8182 W Candlebark	Desert Tan (07)	Almond Smooth
	Cypress (42)	Brookstone			


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A letter is to be sent to the current owners of 2305 McCormick Road informing them that the current siding on the front of their home violates the Architectural Control provisions of the Association's Declarations but that it need not be changed at this time if it is agreed that when any siding is repaired and/or replaced that all siding on the home will be changed to something that at that time is an accepted material, size and color.

A letter is to be sent to the current owners of 2324 McCormick Road informing them that the current siding on their home violates the Architectural Control provisions of the Association's Declarations but that it need not be changed at this time if it is agreed that when any siding is repaired and/or replaced that all siding on the home will be changed to something that at that time is an accepted material, size and color.

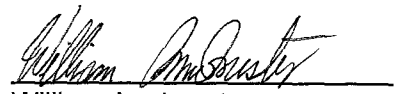
Vote: (sign)

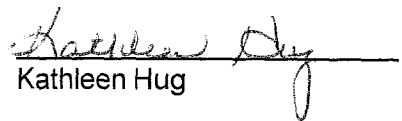
Circle One


Cliff Blondes YES / NO


Brian Rogers YES / NO


Jerry Greenberg YES / NO


William Ambruster YES / NO


Kathleen Hug YES / NO