

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

MEMORANDUM OF BOARD OF DIRECTORS ACTION

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

Date: July 31, 2007


Summary: The owners of the house at 2330 McCormick Road, Mr. GuanPeng Li & Ms. Juewen Zhuang, began to clad their trim in an unapproved trim color (equivalent to Alcoa Sandtone) and were stopped by deliverance of the letter from the Board dated July 13, 2007. They then filed a request for variance (see attached) to permit them to use this color.

Discussion: The owners of the house have begun to clad their home. The following factors were considered in making the non-approval decision.

- All members of the community, including the owners of 2330 McCormick Road received a copy of the approved trim colors on or about June 22, 2007, which they acknowledge they disregarded in making their choice of color.
- They had received a copy of the *Declarations of Covenants, Conditions and Restrictions* which they are responsible for following. In this document, Article VI states in part that no exterior painting may be commenced without first submitting a written request to the Board of Directors for approval, and having that request approved.
- Although the owners believe that the current paint color of the trim is the original color, there is no evidence that the current color is really the original. It is unlikely that the original paint has lasted the 23 years since their house was first painted, and any color could have been used to cover the original paint. Since they chose the trim cladding color to most closely match the color of the current paint, this uncertainty of the original color provides equal uncertainty in their justification for use of the proposed cladding color. They also state that they have taken the neighbors trim colors into account, although none of the neighbors have the cladding or paint color that they propose to use.
- The color of the trim is similar in color to the siding, but doesn't match in shade. Even the owners agree that they don't like the proposed trim color, but they made an effort to reproduce the existing color.

The Board has decided that the owners must remove the installed cladding and may not continue to replace their trim with the requested Alcoa Sandtone cladding color.

Agreed to:




Brian Rogers Yes No



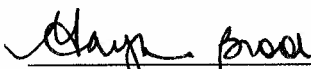
John Nickell Yes No



Simone Seym-Nickel Yes No



Sonia Rickman Yes No



Gayle Brooks Yes No

FLINT LEDGE ESTATES COMMUNITY ASSOCIATION, INC.
2473 McCormick Road
ROCKVILLE, MARYLAND 20850
flintledge_board@googlegroups.com

July 31, 2007

HAND DELIVERED

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 July 13, 2007 along with the cladding sample.

At this time, the Board cannot approve your proposal to continue to change the existing painted wood trim to aluminum cladding of a color equivalent to Alcoa "Sandtone".

Although you believe that the current paint color of the trim is the original color, there is no evidence that the current color is really the original. It is unlikely that the original paint has lasted the 23 years since your house was first painted, and any color could have been used to cover the original paint. Since you chose the trim cladding color to most closely match the color of the current paint, this uncertainty of the original color provides equal uncertainty in your justification for use of the proposed cladding color.

The Board hopes that you understand that it is in the best interests of the entire community that we maintain the high quality of design that makes this community so desirable and valuable.

Thank you for your understanding and continued cooperation. We look forward to working with you to find a mutually acceptable solution.

Very truly yours,



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