

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

MEMORANDUM OF BOARD OF DIRECTORS ACTION

Subject: Acceptance of Webpage Including New Siding Color Scheme and Discussion of Trim/Gutters

Date: July 31, 2007

Summary: The attached webpage will be placed in the website as presented with the added discussion of trim/gutter painting and cladding, as well as adoption of the new siding colors.

Discussion: The attached webpage is proposed to be placed on the Flintledge.com website as written, with the discussion of policy related to trim and gutter painting/cladding and the adoption of some new colors of siding to replace those agreed to by the Board in the March 29, 2007, memorandum.

The siding colors have been arrived at by evaluation and comparison of significant patches of exposed original siding with the pallets from Certainteed and Alcoa. The previous colors were mostly proposed by evaluation of small portions of unexposed siding with inadequate access because of their being hidden by overlapping siding.

Green Siding: The original choice of Natural Clay for a replacement color for the green siding was replaced by a lighter color (Savannah Wicker and Wicker) as adopted by the house at 2 McCormick Court. It was felt that the lighter Wicker was a more pleasing color than the darker Natural Clay.

Pink Siding: Buckskin was found to be an exact replacement for the Pink siding when a comparison was made with siding exposed during shutter replacement at 5 McCormick Court. A lighter alternative was also introduced in the form of Light Maple or Champaign, the two other closest color matches on the light side of the original.

Yellow Siding: A large patch of the original siding was exposed at 3 McCormick Court and a comparison showed that Savannah Wicker and Desert Tan were the two closest colors to the original siding, Savannah Wicker being darker and Desert Tan being lighter.

We agree that the modified siding palette are acceptable siding replacement colors and also provide reasonable alternatives that are either lighter in shade or equally closely resembling the original as found on significant patches of exposed siding.

Flint Ledge Estates Community Association, Inc.
Painting, Siding, and Roofing Shingle Color Guidelines*

*Article VI of the ***DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS*** says that no painting (or application of aluminum or plastic cladding or siding) shall be begun until approval is given by the Board of Directors. The Board of Directors has approved the colors and materials listed below to be used without the need for a request for variance.

To obtain approval, members must apply in writing to the Board of Directors for a variance to apply any color or material other than those detailed below. The Board of Directors shall have 30 days from receipt of the proposal to approve or disapprove the request for variance. If no response is given within 30 days, then the variance is considered as approved.

All paint colors listed below are Duron brand paints. You may choose to use a different brand of paint as long as its color is matched to the selected approved color. Shutters and doors must be the same color

Trim Colors

Paint, aluminum and vinyl capping colors to be used for each siding color on all gutters, downspouts, vents, bay windows, garage door and trim, around windows and any other areas not considered the shutters or door surface.

As of 1998, the original trim colors were discontinued and no longer permitted to be used when the trim next was painted.

Original Siding Color	<u>Certainteed Vinyl Capping</u>	Alcoa Aluminum or Vinyl Capping	Duron Paint Color (Weathershield satin)
Off-white/warm pink	Desert Tan (07)	Almond Smooth	<u>Duron 8671W – Burbury Beige</u>
Off-white/yellow	Desert Tan (07)	Almond Smooth	<u>Duron 8672W – Tequila</u>
Light Green	Desert Tan (07)	Almond Smooth	<u>Duron 8182W - Candlebark</u>

Accent Colors

(To be used on the shutters and door surface only)

<u>Duron Paint Color (Weathershield Semi-Gloss)</u>	Duron Product Number
Foxhall Green	DU0003978
Forest Green	DU0003973
Georgetown Green	DU0003979
Yorktown Brown	DU0003993
Chestnut Brown	DU0003990
Fairfax Brown	DU0003963
Redwood	DU0003942
Farm House Red	DU0003948
Old Colonial Red	DU0003949

Shutters are: *Cathedral Top Center Mullion Custom Louver*

http://www.midamericacomponents.com/p_dec_shutters/shutters_custom_lvr_L1.php

Replacement shutters may be purchased at:

Kohl Building Products

5833 Urbana Pike

Fredrick, MD 21704

301-695-5335

FAX: 301-695-1049

Hours: 7:30-4:30 M-F only

<http://www.kohlbp.com>

Vinyl Siding Colors

The following Six and One-Half Inch (6.5") wide vinyl siding may be used for replacement 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. Please note that weathering of the original siding will make the finish faded and dusty. The original color is found on the siding where the siding has not been exposed to the sun and weather, for example under the shutters when the shutters are removed or where slats overlap.

Current appearance of 8"-wide Aluminum Siding*	<u>Monogram Carolina Beaded from Certainteed</u>	<u>Silhouette Classic from Alcoa</u>
Off-white/warm pink	Buckskin (41) Light Maple (55)	Champaign
Off-white/yellow	Desert Tan (07) Savannah Wicker (59)	Desert Sand Wicker
Light Green	Woodland Mist (77)	Sage
	Cypress (42)	Brookstone
*The associated paint and/or vinyl cladding/capping color that must be used are provided in the Trim Colors table above.		

Townhouse Roofing and Gambrel Shingle Replacement

The only approved replacement color for roofing and gambrel shingles in the Townhouse area is Cedar Brown from Certainteed styles XT25 or XT30. Any other color or style of shingles must be approved by the Board of Directors as a variance.

IMPORTANT: Townhouses in our development were constructed with defective Fire Resistant Treated (FRT) plywood underneath the shingles. Normally, a new layer of shingles can simply be installed over the original layer of shingles since the standard FRT plywood can support two layers. The defective FRT plywood originally installed on the Townhouse roofs cannot support the weight of a second layer of shingles. Therefore, when you replace the original shingles, you must remove the original layer of FRT plywood and install a new layer of FRT plywood as a base for the new shingles. Thereafter, the roof will support two layers of shingles.

Samples of the above colors are available from Brian Rogers at 2314 McCormick Road, from the Certainteed, Duron, or Alcoa websites, Duron Paint stores, or quality building supply stores.

<http://www.certainteed.com/certainteed/index.htm>

<http://www.duron.com>

<http://www.alcoa.com/alcoahomes/>

Agreed to:

Brian Rogers Yes No

Absent Yes No
John Nickell

Absent Yes No
Simone Seym-Nickel

Sonia Rickman Yes No

Gayle Brooks Yes No