

FREEPORT HOUSE PAINT RULES PAINT PALETTE 2005

Freeport provides 12 color schemes to up-date the original developer colors. These 12 color schemes better reflect the increased property values in Freeport. You must submit an architectural application and select your color schemes from the Freeport paint palette before painting the exterior of your home. Original developer colors will not be approved.

COMPLIANCE WITH APPLICATION APPROVAL

You are responsible for your paint contractor's compliance with the approval letter and these rules. Provide your licensed paint contractor with a copy of the CAC's architectural application "Conditions of Approval" letter, these Paint Rules and specifications.

COLORS

The Community requires that all owners use Sherwin Williams Paint Palette colors. You may use any brand of paint you wish, as long as the colors match Freeport's Sherwin Williams paint colors.

You must abide by the color scheme that you designate on your architectural application. If you paint your home with a color scheme not on the approved paint palette, or use colors other than those contained in the Community Architectural Committee's (CAC's) "Conditions of Approval," or the finished work does not comply with these repainting rules, the Freeport Board of Directors will require you to bring your property into compliance by repainting.

Before you choose a paint scheme, take a look around your neighborhood. Try to avoid repeating the same color as the houses nearby or clashing with their color scheme. Each home's appearance affects that of every other home in the neighborhood.

Use a minimum of 2 colors, but no more than 3 colors on your house. The 3rd color is for accent (see below).

Colors designated for specific areas:

#1 – Siding Color: All exterior siding, garage door, doors, trim, vents, downspouts

#2 – Trim Color: Trim pieces around windows, doors, fascia, and garage door.*

#3 – Accent Color: Front door, fascia planton (1"x 2" on the fascia), shutters, mock-louvers.

Garage Doors shall be painted one color. Siding color #1 is recommended. Garage door design features shall not be accented with another color.

Front entry doors may be painted with the trim or the accent color.

* Trim color may be applied to trim wood around doors, windows, and other areas such as fascia, roof "nosing," gutters, shutters, mock-louvers, rafter tails, window boxes, barge boards, pot shelves and chimneys.

Refer to the house diagram in the Rules for these terms.

SPECIAL CIRCUMSTANCES

Partial Painting and Duplicating Color Schemes

Paint all sides of your home's exterior. Partial re-painting is not normally allowed, unless you are restoring damaged areas of paint. You must submit an architectural application to re-paint any portion of your home.

If your house had the same color as an immediate neighbor when you originally purchased, you may request to duplicate the color that your neighbor uses to re-paint their home.

Partial Painting and Duplicating Color Schemes

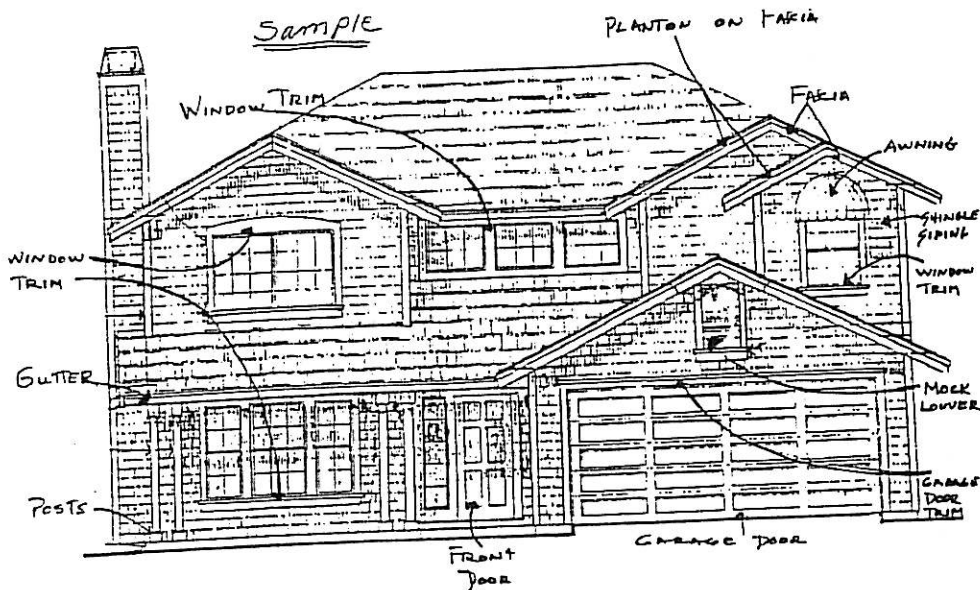
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Forty Percent (40%) Rule

Look at 10 homes, including yours, that are in the front and on the sides of your property. If four homes are painted with the same color scheme that you want initially, the Board encourages you to select an alternative color choice to blend but not duplicate their color scheme. You may seek advice from the Architectural representative to find an appropriate color scheme, so there are never more than 40% of adjacent homes with the same color scheme. Fresh paint and variety improves the look of your neighborhood.

HOUSE DIAGRAM



Garage Doors with or without Windows

Submit an architectural application before purchasing or installing new garage doors.

New garage doors must be 100% compatible with the embossed look on the garage doors in Freeport. You now have the option to replace with the same or with roll-up garage doors that have windows in the top panel matching the long or short panels.

Owners may replace long panel embossed doors with the same style, with or without four (4) windows at top. Replace existing short panel embossed doors with the same style, with or without eight (8) windows at top.

No vinyl garage doors are permitted. No colored, mirrored, or tinted garage door windows are allowed. Roll-up steel doors with wood grain are permitted, like the Amarr brand that are illustrated in the Paint Palette Book.