

BOARD RESOLUTION 2017 - 01

EXTERIOR PAINTING OF HOMES

WHEREAS, the preamble of Pinebrook CC&R's states that "the following easements, restrictions, covenants, ... are for the purpose of enhancing and protecting the value, desirability, and attractiveness of the real property," and

WHEREAS, the CC&R's, Article VI, Section 1 state that the Association shall provide exterior painting on each lot, and that the Board of Directors "shall determine the priority and needs of the Association and its members in its discretion, using reasonable business judgment, in making allocations from the annual assessments collected for repair and replacement" and that the decision of the Board of Directors shall be final, and

WHEREAS, the Board of Directors previously passed Resolution 2014-02 affirming the use of a 10-year Matrix for the repainting of Pinebrook homes, with allowance for evaluating the cost of maintenance painting vs. the cost of repainting the home earlier than the 10-year schedule and,

WHERE, the painting specifications developed by Pinebrook have selected a superior brand of paint used as the undercoat and final coat. This improved paint, when applied properly, provides a limited lifetime guarantee, now therefore be it

RESOLVED, that as long as the Board of Directors maintains the superior paint specifications that the painting schedule matrix be set at 13-16 years, be it further

RESOLVED, that the Board of Directors shall ensure that all homes are inspected periodically for placement on the matrix.

ADOPTED this 28 day of February, 2017 with the following directors being present and voting;

Donna Winchell
Donna Winchell, President

C J Haney
C J Haney, Vice President

Annette Frawley
Annette Frawley, Treasurer

ABSTAIN
Beth Barber, Director

Jim Moody
Jim Moody, Director

Mary Barnett
Director

[Signature]
Director

Richard Lecher
Richard Lecher, Director