

APPENDIX A

THORNTON WOOD CONDOMINIUM APPLICATION TO PAINT OR STAIN EXTERIOR SURFACES

As stated in Section 12.4 of the Rules and Regulations:

UNLESS OTHERWISE PROVIDED IN THESE RULES AND REGULATIONS, EACH ADDITION TO, CHANGE IN THE APPEARANCE OF OR ALTERATION TO THE EXTERIOR OF A UNIT REQUIRES SUBMISSION OF AN INDIVIDUAL APPLICATION TO THE MANAGER FOR APPROVAL BY THE BOARD OF DIRECTORS.

12.4.1. PAINTING OR STAINING OF EXTERIOR SURFACES

12.4.1.1. The Thornton Wood Condominium has six approved paint charts for the painting of exterior surfaces on the seven exterior skin combinations:

- a. Brick with Slate-Shingled Roof
- b. Brick with Green Painted-Metal Roof
- c. Brick with Red Painted-Metal Roof (*no specific paint chart, so either of the other brick paint charts may be used*)
- d. White Stucco with Red Painted-Metal Roof
- e. White Stucco with Green Painted-Metal Roof
- f. White Stucco with Slate-Shingled Roof
- g. Beige Stucco with Slate-Shingled Roof

12.4.1.2. The paint charts may be obtained from the Buildings and Roads Chairperson. The color combinations on the paint charts were developed to maintain the high standards of the original architectural design and appearance of the Townhouses. Unit Owners should choose colors from the paint chart applicable to their respective Unit; however, the Board of Directors has discretion to approve alternative color selections if it finds such selections to be consistent with the Georgetown-colonial design of the Townhouses and complementary with adjoining Units.

12.4.1.3. Under no circumstances shall owners or contractors apply paint to the paint charts in an effort to match the paints. Residents will be charged \$100.00 for any chart that has paint applied to it or notes added to it. All charts must be returned within one week after receipt from the Buildings and Roads Chairperson.

12.4.1.4. Paints and stains for the decks are not included on the paint charts, but must also be approved by the Board of Directors, which will consider

harmony with other painted surfaces on the Unit and the decks of the adjoining Unit(s). Main level and bedroom decks must be painted or stained the same color. Iron railings must be painted black unless otherwise approved by the Board of Directors.

12.4.1.5. Procedures to be followed by each Unit Owner in the painting or staining of the exterior surfaces of his or her Unit (except touch-up painting or staining using a previously approved paint or stain color) are as follows:

12.4.1.5.1. Before proceeding, obtain the applicable Paint Chart from the Buildings and Roads Chairperson, complete and submit two copies of the Application to Paint or Stain Exterior Surfaces to the Manager for approval by the Board of Directors and retain a third copy for your records.

12.4.1.5.2. Upon receipt of an approved Application to Paint or Stain Exterior Surfaces, the colors approved by the Board of Directors shall be applied to the building elements as follows:

<u>Element</u>	<u>Brick Units</u>	<u>Stucco Units</u>
Front Door	Front Door/Shutter Color	Front Door/Shutter Color
Garage Door	Front Door/Shutter Color or Trim Color	Stucco Color or Front Door/Shutter Color or Trim Color
Bedroom Balcony Door	Trim Color	Trim Color
Storm Doors	Color of door it covers	Color of door it covers
Sliders and Three-Panel Glass Doors	Trim Color	Trim Color
Door Frames/Pediments	Trim Color	Trim Color
Transom Window Frames over Doors	Trim Color	Trim Color
Window Frames and Sash	Trim Color	Trim Color
Window Muntins/Grids	Trim Color	Trim Color
Window Screen Frames	Trim Color	Trim Color
Shutters	Front Door/Shutter Color	Front Door/Shutter Color

<u>Element</u>	<u>Brick Units</u>	<u>Stucco Units</u>
Fascia Boards	Trim Color	Trim Color
Gutters	Trim Color	Trim Color or Stucco Color
Downspouts (and other vertical conduits)	Trim Color	Stucco Color
Wood Paneling/Siding on Bedroom Balcony	Trim Color	Trim Color or Stucco Color

12.4.1.5.3. Notwithstanding the foregoing, storm doors, storm windows, screen holders, screen frames and window muntins (grids) may be left with their factory baked finish if the Board of Directors approves the finish color prior to installation as closely approximating the trim color of the Unit approved by the Board of Directors.

APPLICATION TO PAINT OR STAIN EXTERIOR SURFACES

I/We _____,
Owner(s) of the Condominium Unit located at _____
hereby apply for approval to paint or stain the exterior surfaces of my/our unit.

The exterior walls and roof of my/our unit are: (please check the one that applies)

- | | |
|--|---|
| <input type="checkbox"/> Brick with Slate-Shingled Roof | <input type="checkbox"/> White Stucco with Red Painted-Metal Roof |
| <input type="checkbox"/> Brick with Green Painted-Metal Roof | <input type="checkbox"/> White Stucco with Green Painted-Metal Roof |
| <input type="checkbox"/> Brick with Red Painted-Metal Roof | <input type="checkbox"/> White Stucco with Slate-Shingled Roof |
| | <input type="checkbox"/> Beige Stucco with Slate-Shingled Roof |

Currently my/our house is painted the following colors: (Indicate brand of paint, name of color and number)

	Brand	Name of Color	Number of Color
Front Door			
Shutters (if different from front door)			
Trim			
Stucco (if applicable)			
Roof			
Garage Door (if applicable)			
Main Level Deck			
Bedroom Deck			
Deck Railing			

These are the colors for which I/we seek approval:

	Brand	Name of Color	Number of Color
Front Door and Shutters (must match)			
Trim			
Stucco (if applicable)			
Roof			

Garage Door (if applicable)			
Main Level Deck			
Bedroom Deck			
Deck Railing			

Owner signature/Date

Owner signature/Date

☐ Approved

☐ Disapproved

Date _____

President of Thornton Wood Condominium

Complete form in triplicate. Sign and date all three copies. Send original and one copy to the Manager. Retain the third copy for your records.