

CHESTNUT MEADOWS ASSOCIATION, INC.

FENCE COLOR AND STAIN GUIDELINE

WHEREAS, Chestnut Meadows Association, Inc. (the "Association") has engaged RTI/Community Management Associates, Inc. ("CMA") to manage the day-to-day affairs, operations and enforcement of the Association and to perform certain duties such as inspection of Lots and enforce the compliance with the Covenants, Conditions and Restrictions for The Trails of Chestnut Meadows ("CC&Rs"); and

WHEREAS, in order to effectively and timely discharge its duty to monitor compliance with the Design Guidelines (Exhibit "E" to the CC&Rs), the Board of Directors (the "Board") of the Association has adopted a Covenant Enforcement and Fining Policy ("Enforcement Policy"); and

WHEREAS, there is a need to further define what colors and stains are acceptable to stain fences within Chestnut Meadows; and

WHEREAS, the Board finds there is a need to clarify what colors and stains will be approved for staining fences within Chestnut Meadows.

NOW, THEREFORE, IT IS RESOLVED THAT, unless otherwise directed by the Board in writing with respect to a specific collection matter, the following operational guidelines are adopted by the Board to provide the Association with a better definition of approved fence colors and stains.

Fence Colors. The Board shall clarify Section 4.21 Fences and Walls of the Initial Design Guidelines of Chestnut Meadows Association, Inc., specifically the Color and finish section, where it states "When staining wood fences, a "Cedar Tone Brown" color is required." The Board shall further define Cedar Tone Brown to be Behr stains #401 Cedartone, #501 Natural Cedar, #DP-330 Redwood and #DP-318 Sable, each in Semi-Transparent stains. Other brands of stain may be used so long as the color matches those listed above. These colors are depicted in Figure 1 attached hereto.

From and after the date of the adoption of this resolution, all fences elected to be stained shall be stained the above referenced colors. Existing fences need not be re-stained, provided, however, that in the event an existing fence needs repair or replacement, the entire side of the fence, not just individual pickets or a 10 foot section of the fence so repaired or replaced must be stained with an approved stain.

IT IS FURTHER RESOLVED that this Resolution is effective upon adoption hereof, to remain in force and effect until revoked, modified or amended.

This is to certify that the foregoing resolution was adopted by the Board of Directors at a meeting of same on February 19, 2009, and has not been modified, rescinded or revoked.

DATE: 2/19/09



Secretary

Figure 1



Cedartone

Natural
Cedar

Redwood

Sable