



# Fawn Ridge Maintenance Association Policies and Procedures

Whereas, Article VI, Section 2 of the Declarations of Covenants, Conditions and Restrictions of Fawn Ridge Maintenance Association, Inc. provides the Association with the right to approve all exterior modifications, and

Whereas the Florida Statutes 720-301, 720-317 and 720.3035 also provide the Association with the power to exercise control over all structural modifications and to adopt a regimented and approved color scheme for the community;

Let it be resolved that the following policies and procedures for handling changes to the approved color palette supersede all previous policies and procedures and be adopted and adhered to:

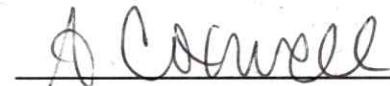
**APPROVED**

  
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**President**

7-12-2023

**Date**

  
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**Secretary**

7/12/23

**Date**

Adopted at a duly noticed Board of Directors meeting held on July 12, 2023

## Fawn Ridge Color Palette Modifications

In accordance with the Fawn Ridge governing documents these policies and procedures shall define the standard operating procedures for the Fawn Ridge Maintenance Association and their agents with respect to changing or adding additional colors to the approved Fawn Ridge color scheme.

### Fawn Ridge Color Schemes:

In accordance with Fawn Ridge governing documents and Florida Statues 720, the community has full authority to regulate the color scheme of the community through the use of a approved color palette scheme that provides multiple choices and options for residents to paint their properties with color schemes designed by professionals.

- a. All Fawn Ridge homeowners are required by the Deed Restrictions to seek approval before painting their properties. The association has the right to require Homeowners to remove unauthorized colors.
- b. The approved color schemes have been designed by Sherwin Williams professionals and are provided as hard copies by contacting the property management company, the board of directors of the local Sherwin Williams office.
- c. All colors to be painted on any dwelling in Fawn Ridge must be selected from the approved color schemes with the matching trim, facing and optional door colors.

- d. Alternate colors may only be used after they have been adopted by the Board of Directors and added to the current color selection book.

### **Color Modification Procedure**

1. Any homeowner will have the ability to submit a request to the Board of Directors and Architectural committee for addition of paint colors to the current Color Palette.
2. The Association will provide forms to residents wishing to add colors to the palette.
3. Homeowners may submit any number of color modifications with each color requiring an associated Sherwin Williams paint color number. If approved, the homeowner does not necessarily have to use Sherwin Williams, but the paint color is required for review and the approval process.
4. All submissions for changes will be made through the Property Management company. The Board of Directors will review all color modification requests on a bi-annual basis (Every 6 months). At that time all requests received will be transferred to the Architectural Committee for review and approval or rejection. The Architectural Committee will review and make recommendations to the board as to whether any of the submissions should be considered for addition to the paint scheme.
5. For each submission of a proposed color, there must be a submission of the matching color since all colors are matched by Face and Trim colors. The submission must therefore include the associated color for Face or Trim taken from approved colors or submitted as a new color.
6. If a submission is accepted, the homeowner will be informed of the decision and asked if they wish to proceed with the addition of the color. Each color added to the palette will require a \$100.00 / color cost to off-set the costs of republishing the color palette manuals.
7. Once approved and payment of the inclusion fee has been received, the Homeowner is free to submit an Architectural application to paint the building with the new approved colors even if the color palette manual has yet to be published.