## **EXTERIOR COLOR POLICY**

for

## DAVIS SPRING RESIDENTAL PROPERTY OWNERS' ASSOCIATION, INC.

THE STATE (	OF TEXAS	§
THE SIMIL (	JI ILMIJ	\$ §
COUNTY OF	WILLIAMSC	ON§
		, Secretary of Davis Spring Residential Property Owners'
	`	ociation"), do hereby certify that at a meeting of the Board of Directors ard") duly called and held on the,
2019, with at l	east à quorun	n of the Board members being present and remaining throughout, and
0 ,		ansact business, the following Exterior Color Policy (the " <b>Policy</b> ") was ty vote of the members of the Board:
		RECITALS:
1.	This Policy	is adopted by the Board of Directors of the Association, pursuant to

- the authority contained in the Master Declaration of Covenants, Conditions and Restrictions recorded in Volume 2560, Page 0923, et seq. of the Official Public Records of Real Property of Williamson County, Texas (the "Declaration"), as same has been or may be amended or supplemented from time to time, which shall be binding on all Owners and Lots within the Subdivision.
- 2. Article V, Section 5.4.A of the Declaration grants the Board the power to establish and promulgate rules on behalf of the Association.
- 3. Article VI, Section 6.1 of the Declaration provides that no Improvement shall be commenced, erected, constructed, placed or maintained upon any Lot, nor shall any exterior addition to or change or alteration therein be made until the Plans and Specifications have been submitted to and approved by the Architectural Review Committee.
- 4. Pursuant to the authority in the Declaration, the Board desires to adopt a policy regarding exterior color for the Davis Spring Subdivision.
- 5. This Policy replaces any previously recorded or implemented policy that addresses the subjects contained herein.
- 6. Capitalized terms used in this Policy, but not defined herein, have the same meanings as that ascribed to them in the Declaration.

## **POLICY:**

1. Approval. No exterior surface of any residence, garage, building, or other structure or

Improvement on any Lot may be painted or repainted without first obtaining prior written approval from the Architectural Review Committee ("ARC"). This applies to existing, as well as new construction, and whether the proposed colors are the same or different from the existing colors. Color samples or "paint chips" of the proposed exterior color(s) must be attached to each application submitted to the ARC.

- 2. <u>Harmonious Colors</u>. The proposed colors must be harmonious with each other and with the colors of exterior brick and roofing materials. The ARC maintains a color palette ("Color Palette") depicting examples of the acceptable colors. The color samples or paint chips may be compared to the colors and shades of colors set forth on the Color Palette to assure that each approved color is harmonious with the color scheme established for the Davis Spring Subdivision.
- 3. <u>Trim.</u> Soffit, fascia board, window and door trim and rain gutters must also be an approved color from the Color Palette; however, the shades of trim color may be deeper than the principal color of the residence or garage.
- 4. <u>Accents.</u> Shutters, window hoods, the side panels of doors and windows and the exterior surfaces of doors must be painted an approved color from the Color Palette, including trim colors. Only one accent color is permitted per Lot. Exterior doors may be stained a natural wood color or may be painted to match the other accents, trim or main residence color.
- 5. <u>Violations</u>. Violations of this Policy will be considered a violation of the Dedicatory Instruments governing the Association. After proper notice, the Association shall have the right to enforce this Policy by the initiation of legal proceedings seeking injunctive relief and/or damages, attorney's fees, costs of courts, and all other remedies, at law or equity, to which the Association may be entitled.
- 6. <u>No Waiver</u>. Further, failure to enforce any violation of this Policy by the Board shall not constitute waiver of the right to enforce any future violations.

[The remainder of this page was intentionally left blank.]

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Exterior Color Policy was approved by a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Williamson County, Texas.

TO CERTIFY which witness my hand	this the	day of	2019.
		G RESIDENTIAL PROPERTY SOCIATION, INC.	
	Ву:		
	Printed:		
	Its:	Secretary	
THE STATE OF TEXAS \$ \$			
COUNTY OF §			
BEFORE ME, the undersigned notary personally appearedProperty Owners' Association, Inc., known the foregoing instrument, and acknowledge and in the capacity therein expressed.	to me to be the	Secretary of Davis Spring are person whose name is so he executed the same for	Residential ubscribed to the purpose
	Notary Publi	c in and for the State of Te	kas