

**HILL FARM HOMEOWNERS ASSOCIATION,
an Arizona non-profit corporation**

**A RESOLUTION OF THE BOARD OF DIRECTORS
Re: POLICY FOR EXTERIOR PAINT COLORS**

At a meeting of the Board of Directors of Hill Farm Homeowners Association (the Association"), an Arizona non-profit corporation, duly called and held on the 15th day of JUNI 2015, a quorum being present and voting, the following policy was adopted:

1. All Homeowners must maintain the exterior appearance of their houses in a clean and neat condition, including the repainting of exterior stucco, trim, gutters, downspouts, doors, garage doors and wrought iron.
2. **There are two styles of home in Hill Farm**, each with different painting requirements:
 - **Homes built by Akins** (older section with one or more slump block exterior walls) are on Lots 1-36 and 81-91.
 - **Homes built by Doucette** (newer section with all stucco exterior walls) are on Lots 37, 40-43, 45-46, 51-55, 60-62, 65-80 and 92-117.
3. **Definitions**
 - "Field Color" is the main exterior color used on the stucco area.
 - "Trim and Accent Color" includes all trim, wood accents, fascia, front doors, garage doors, wood fences and wood gates.
 - "Metal Accent Color" includes all wrought iron, metal fencing, gates, security doors, and security bars.
4. **Special Formula Paint Colors**
 - "**Hill Farm Blue**" is a trim and metal accent color, defined by the following Dunn Edwards formula: 04-29.5 / 08-1Y21 / 11-1Y27. **Because of extreme variations in the fading characteristics of blue paint, Dunn Edwards is the ONLY approved supplier for Hill Farm Blue.**
 - "**Hill Farm Red**" is a field color, defined by the following Dunn Edwards formula: 04-3Y0 / 08-2Y0 / 13-16
5. **Field +Trim and Accent Colors for Akins homes (see #2 above):**
 - Field color - Hill Farm Red (see #4)
 - Trim and Accent - Hill Farm Blue (see #4)
 - Garage Doors may **optionally** be painted Hill Farm Red

6. Field +Trim and Accent colors for Doucette homes (see #2 above):

- Field colors
 - Hill Farm Red See #4
 - Soapstone (off white) Dunn-Edwards #Q6-36P
 - Tumbleweed (taup-y gray) Dunn-Edwards #Q5-17T
 - Ivanhoe (pinkish white) Dunn-Edwards #Q3-57P
- Trim and Accent -Hill Farm Blue (see #4)
- Garage doors may **optionally** be painted the same as the Field Color

7. Additional colors for all homes:

- Metal accents
 - Hill Farm Blue (see #4)
 - Black
 - Architectural Bronze
(NOTE: The use of Architectural Bronze is optional for security doors, and must match the adjacent anodized metal window frames.)
- Gutters, downspouts and metal patios shall be the same as the field color or Hill Farm Blue.
- Light posts shall be painted black.
- Mailbox supports will be painted Hill Farm Blue by the Association.
- Mailboxes shall be the manufacturer's standard black enamel finish.

8. Dunn Edwards colors are NOT in their current range; they should be specifically requested at the Speedway/Columbus branch which keeps Hill Farm color information on file.

9. The following approved finishes will help to preserve the paint in our harsh summer climate:

- Field colors - Flat or Satin
- Trim and Accents - Semi-Gloss
- Metal Accents - Semi-Gloss
- Garage Doors, wood or metal - Semi-Gloss


10. Paint Suppliers: Homeowners who wish to use a different brand of paint must ensure that it matches the approved colors. The exception is Hill Farm Blue (see #4) for which Dunn Edwards is the sole source supplier. Failure to comply may result in the property being found in architectural violation and subject to a re-painting requirement.

11. This policy supersedes policy document #10-10.

Resolution # 15-02

DATED this 15th day of June, 2015.

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By: 
Its: President