

**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 18th day of December 2023, a quorum being present and voting, the following policy was adopted to revise and replace Policy #15-02:

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. **Dunn Edwards Paints**, Speedway/Columbus branch keeps Hill Farm color information on file and offers a discount for Hill Farm paints. **The Discount Account # is 6065192.** Dunn Edwards colors are NOT in their current range and need to be specifically requested. This link will take you directly to the Hill Farm paint colors and codes. Samples were not able to be reproduced but all paint colors are visible throughout the community.
<https://www.dunnedwards.com/colors/color-ark-pro/hill-farm/approved-color-palette/>
3. **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.
4. **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.
5. **Special Formula Paint Colors**
 - **"Hill Farm Blue"** is a trim and metal accent color, defined by the following Dunn: Edwards formula: 04:0Y+29.500, 08:1Y+21.000, 11:1Y + 27.000. M Base.
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: 04:3Y+0.000, 08: 2Y+0.000, 13:OY+16.000. M Base.
6. **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.

Resolution # 23-02

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

- Field colors
 - Hill Farm Red See #4
 - Soapstone (off white) See #8
 - Tumbleweed (taupey gray) See#8
 - Ivanhoe (pinkish white) See #8
- Trim and Accent--Hill Farm Blue See #4 Garage doors may **optionally** be painted the same as the Field Color

8. Dunn Edwards Formulas for Field Colors:

- Soapstone 04:OY+8.000, 08:OY+0.500,13:OY+0.500. L Base.
- Tumbleweed 04:1Y+8.925, 08:OY+7.475,13:OY+8.800. L Base.
- Ivanhoe 04:OY+30.500, 08:OY+11.000, 13:OY+4.500. L Base.

9. 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.

10. 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

11. 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.

12. This policy supersedes policy document #15-02.

HILL FARM HOMEOWNERS ASSOCIATION



Its: President