

BellaVita Board Policy 2009-002

5/6/2009

Subject: Painting of BellaVita residences

In accordance with our covenants, it is the present policy, but not the duty per the covenants, of the HOA to paint residences approximately every eight (8) years and fund this effort from the BV HOA reserve maintenance funds. Homeowners do not have to accept this service by the HOA if they desire to maintain their own exterior paint at their expense. If they do not accept this service there are several requirements that need to be reviewed and accepted by the homeowner.

The homeowner agrees to sign a waiver stipulating the following:

1. They have painted or will paint the house with paint that satisfies the minimum criteria of the paint that BV HOA is presently using and which is identified in the BellaVita at Green Tee Architectural guidelines dated 5.15.2009 and have complied with the painting standards of that document.
2. They agree that the full cost of their painting will be paid by them and no rebate will be provided by the HOA.
3. They must specifically, in writing, inform the HOA that they do not want the HOA to paint their home in the present cycle.
4. They have used or will use a paint within the color standards for the community and HOA color pallet and will utilize only one color for the complete exterior.
5. They agree that the HOA will not be required to paint their house until the next 8 year cycle for their street and that the HOA will identify their house in the que for the next cycle unless they opt-out at the beginning of that cycle.
6. They agree to allow the HOA to inspect the condition of the paint on their house at any time, and if the paint does not satisfy the community standards before this 8 year cycle occurs that they may be required to have it brought up to standards at their own expense.