



To the residents of Colonial Colony,

We are happy you have chosen Colonial Colony as the place you wish to call home. Colonial Colony strives to set itself apart as an inviting, comfortable, friendly and beautiful community. As a part of that effort, Colonial Colony has adopted rules and regulations for exterior paint which are directed toward maintaining and improving the aesthetics and property values for our homeowners.

For instance, Rule 7 provides that “[h]omeowners are responsible for keeping the exterior of their homes in good repair and their homesites orderly, neat, clean and free of litter and clutter.” In addition, Rule 9 states that “[a]ll site improvements, including all exterior painting, must have office approval prior to commencement.” Finally, the Rules require that homes which do not meet the Community’s standards be upgraded to improve the appearance of the home before the Community will approve a sale of that home.

In the past, some of the homes in Colonial Colony were painted a color which does not meet the Community’s current standards. The homes painted an unapproved color *prior to* the amendment of Colonial Colony’s rules may remain that color subject to certain conditions as a pre-existing, non-conforming use.

We are currently in an ‘amortization’ or ‘grace’ period for the new painting standards. This means that homes with pre-existing colors which were ‘grandfathered in’ will eventually have to come into compliance over time.

Because the new painting standards are currently in effect, any touch-ups, repainting, and home sales will require community approval of the paint color before work starts or home sales are approved. Colors vary widely and have many different shades. A request to paint your home “blue” does not provide enough information for management to approve your request. You must start the approval process by bringing in paint samples to management.

Unfortunately, overtime exterior paint fades, discolors, or accumulates mildew in our humid climate. If the appearance of the exterior of a home fails inspection, the Community may require that the home be repainted an approved color. Similarly, homes with discoloration or unapproved colors may be required to be repainted an approved color because full compliance with the Rules is a condition for approval of a home sale.

If you have any questions about the information contained in this notice, you may contact Community management for clarification.

The ultimate goal is to bring all the homes in Colonial Colony into compliance over time so as to not impose an immediate undue burden or cost on our homeowners. This is a friendly reminder and clarification of the rules and standards so that we are all on the same page and working toward the same goal of keeping our community a place we are proud to call home.

Thank you for your understanding!