

**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 19<sup>th</sup> day of July 2010, 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. **Approved 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
  - "**Hill Farm Red**" is a field color, defined by the following Dunn Edwards formula: 04-3Y0 / 08-2Y0 / 13-16
5. **Approved 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)

6. **Approved 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)
7. **Additional approved colors for all homes:**
  - Metal accents
    - Hill Farm Blue (see #4)
    - Black
    - Architectural Bronze  
(NOTE: The use of Architectural Bronze is restricted to security doors, and must match anodized metal window frames.)
  - Gutters, downspouts and metal patio roofs shall be the same as the field color or Hill Farm Blue.
  - Mailboxes, and light posts shall be painted gloss black.
  - Mailbox supports will be painted Hill Farm Blue by the Association.
8. **The 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 table below summarizes the exterior paint requirements and recommends finishes and grades of paint that withstand local weather conditions. Homeowners who wish to use a different brand of paint must ensure that it matches the approved colors. Failure to comply may result in the property being found in architectural violation and subject to a re-painting requirement.
10. This policy supersedes policy document #09-03.

Dunn Edwards Paint Name	DE Paint Code	Color Description	Suggested Finish/ Grade/DE Name
<b><u>Trim, garage and front doors</u></b>			Flat, "Evershield" or Flat, "Acri-Flat" or Semi-Gloss, "Perma-Sheen"
Hill Farm Blue	See 4 above	Grayish Blue	
<b><u>Field Colors</u></b>			Flat, "Evershield" Or Flat, "Acri-Flat"
<b>Akins Built Homes:</b>			
Hill Farm Red	See 4 above	Red	
<b>Doucette Built Homes:</b>			
Soapstone	Q6-36P	Off White	
Tumbleweed	Q5-17T	Taupe-y Gray	
Ivanhoe	Q3-57P	Pinkish White	
Hill Farm Red	See 4 above	Red	
<b><u>Metal Accent</u></b>			Semi-Gloss, "Perma-Sheen", Eggshell, "Perma-Shell" Or Semi-Gloss or Gloss, "Syn-Lustro"
Hill Farm Blue	See 4 above	Grayish Blue	
Black	N/A	Black	
Architectural Bronze	N/A	Dark brown	

DATED this 19th day of July, 2010.

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By:   
Its: President