

FENCE STAIN RESOLUTION

*RESOLUTION OF
REGENCY HOMEOWNER'S ASSOCIATION, INC.
A COLORADO NON-PROFIT CORPORATION*

§1 - SUBJECT

Fence Stain Resolution

§2 - PURPOSE

The purpose of this Resolution is to clarify conflicting color palettes and requirements for staining fences throughout the community.

§3 - EFFECTIVE DATE

Unless contrary to the Governing Documents, Colorado Law, or Federal Law, the effective date of this Resolution is the date it is signed.

§4 - SUPPLEMENTATION AND SUPERSESSION

The provisions of this Resolution shall be in addition to and supplementation of the Governing Documents, Colorado Law, and Federal Law. This Resolution shall be deemed to invalidate and supersede any and all prior contradictory Board resolutions, policies, policy sections, and design guidelines.

§5 - SEVERABILITY

If, by court determination, legal counsel, or change in law, any part of this Resolution is deemed invalid, any other remaining sections not deemed to be so, shall still be valid and enforceable until modified or removed by proper vote of the Board.

RESOLUTION

The Association, by and through its duly elected Board of Directors, hereby adopts the following Fence Stain Resolution:

1. FOUNDATION AND SCOPE

- a. The Board of Directors hereby recognizes the existence of conflicting color and transparency requirements in the Governing Documents as it pertains to fence stains and treatments. Some of this conflict arises from a requirement to use a stain that is no longer manufactured while other conflict arises in the use of different verbiage throughout the Governing Documents.
- b. Any improvement to include any "materials" that are "applied" must first be reviewed and approved by the Architectural Review Committee (ARC). See § 7.2 of the Declaration. The ARC is appointed by the Board and serves at the direction of the Board. See § 7.1 of the Declaration.

2. RESOLUTION

- a. After careful consideration and deliberation, and to maintain the consistency, aesthetic, and beauty of the neighborhood, the Regency Board of Directors hereby requires that all paints, stains, or similar treatments applied to any fence within the community be of a solid color and a Sherman-Williams product with the stain code and description as follows:

SIZE	PRODUCT	DESCRIPTION
GALLON	A15W53	WDSCAPES SC DEEP B Custom: REGENCY RUSTIC SANDALWOOD WOODSCAPES CCE*Color Cast
		OZ 32 64 128
		W1 White 2 55 1 -
		B1 Black - 19 1 -
		R2 Maroon - 4 1 -
		Y3 Deep Gold - 48 1 -
		Custom Sher-Color Match RUSTIC SANDALWOOD WOODSCAPES GOVT IMPOSED PAINT FEE

- b. Although the Association will not require immediate re-staining of fences that have not utilized this stain code when previously approved by the ARC, all future stains applied to fences, whether for repair, maintenance, or replacement, must be approved by the ARC and comply with this resolution regardless of the original stain or color used and regardless of the visibility of the fence.
- c. It should be noted, this required product is currently applied and shall continue to be applied to all Association-maintained fences unless and until this Resolution is amended or repealed by the Board of Directors.
- d. The ARC shall only approve paint stains and applications in accordance with this Resolution.

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BOARD PRESIDENT OR AUTHORIZED SIGNATORY CERTIFICATION

The undersigned, being the Board President or authorized signatory hereby certifies that the forgoing Resolution was proposed, approved, and adopted by the Board of Directors of the Regency Homeowner's Association, Inc. in accordance with its relevant policies and procedures at a properly called meeting, or other legal venue, on Sept 6, 2024 and in witness thereof, the undersigned has subscribed his/her name.

Brian Koreman

PRINTED NAME

Brian Koreman

SIGNATURE

President Regency HOA

TITLE