

**STAGECOACH TOWNHOME ASSOCIATION
ARCHITECTURAL GUIDELINES AND RECOMMENDATIONS
AUGUST 25, 2001**

1. The purpose of the following guidelines and specifications as defined below are to assist each building in the re-painting, re-siding, and re-roofing projects which are underway. It is our hope that by referring to the listed guidelines that a consistency and visual attractiveness can be created and maintained within the fifteen buildings, which comprise Stagecoach Projects I & II.
2. All submittals to the Board of Directors must include a sample of the material with the selected stain or paint color applied as it will appear on the end product. It is important to note that certain wood species will take stain differently. Redwood, spruce, cedar and pine all have different characteristics which must be given due consideration.

3. There are Three Pre-Approved Color Schemes
Each building may determine a color scheme based upon the pre-approved selections as called out below:

SCHEME #1

- a. Siding Color: Sherwin Williams SW2005 Keystone Gray
- b. Window & Door Trim: Sherwin Williams 2259 Dense Forest
- c. Railings: Sherwin Williams SW 2005 Keystone Gray
- d. Trim Boards at roofline (Fascia): Sherwin Williams SW2259 Dense Forest
(Note: This scheme can be seen on Bldg #2 and Bldg #3)

SCHEME # 2

- a. Siding Color: Sherwin Williams SW2005 Keystone Gray
- b. Window and Door Trim: Sherwin Williams SW2315 Copper Mill
- c. Railings: Redwood stained Sherwin Williams SW3512 Cider Mill or SW 3503 Yankee Barn.
- d. Trim Boards at roofline (Fascia) Sherwin Williams SW 2315 Copper Mill
(Note: This scheme has not been used yet.)

SCHEME#3

- a. Siding Color: Stagecoach Brown or Natural Cedar Material
- b. Window & Door Trim: Stagecoach Brown or Sherwin Williams SW2259 Dense Forest
- c. Railings: Redwood stained Sherwin Williams SW3512 Cider Mill or Natural.
(Note: This scheme can be seen on Bldg. #7)

4. Currently, the following materials have been approved for siding:

- Replace existing T 1-11 with T 1 -11
- Hardi-Plank in Vertical or horizontal application
- Temple Hardboard siding in horizontal 8" wide channel lap Point Five #216
- Natural cedar or Redwood in 8" horizontal application. Cannot be wavy cedar.
- Vinyl siding. (Building # 14 used Wicker Grey Vinyl with Evergreen Trim.)

okay to have bldg 2 - for doors
Main body of door to match
Siding color Aug '06

5. *Flashing, gutters and downspouts* must be painted to match the exterior siding color and /or roof trim/fascia board depending upon the location. The idea is for these elements to disappear.

6. *Decking* can be natural wood or natural Trex (which fades to gray) or equal product. Outdoor carpeting will not be allowed on any deck surface. 2 x 6" wide boards are suggested or 6" wide Trex board.

7. *Replacement Railings* must be consistent within a building in both style and color. Bottom edge of railing should meet a trim board or be beveled if attached to the deck face. Replacement of railings must be completed on all units within six months. (Railings can be seen on Bldg #2 & #3 lake view side.)

8. *Common Staircase from Parking Lot*

Stained in Semi Transparent Stain: Sherwin Williams SW3512 Cider Mill or SW3505 Yankee Barn or Superdeck Redwood.

9. *Satellite Dishes* are not to be placed on lawns, shrubs or decks but must be attached to the side or roof of the building. A consistent height on all units within one building is suggested : 12' to 15' above the ground. Cable pipe must be painted out to the siding color. Be conscious of cord maintenance and location.

10. *Propane Tanks*

- a. Where required by code a barrier must be placed around the center dome of the tank on all sides 3 to 4 feet away.
- b. Tank must be buried in an unfertilized area (corrosive to tank)
- c. Crash protection shall consist of 4" to 6" pipes filled with concrete. The use of landscaping to beautify the protected area is encouraged.

11. *Miscellaneous*

- a. Entry /Storm/ Screen Doors must match the color of the siding , the color of the door trim, or the color of the window frame.
- b. All exterior building painting and or re-siding must be done at the same time and completed within one building season or six months.
- c. All roofing must match and be consistent within a building. Once a color and material is selected by a unit owner it will in effect drive the rest of the building's choice.
- d. Replacement window colors should be consistent throughout a building and the color may match the trim, the building, or may be white.
- e. Chimneys must match the color of the main body of the building.

12. PLEASE CONSIDER THE OTHER BUILDINGS IN CLOSE PROXIMITY TO YOUR BUILDING WHEN SELECTING A COLOR SCHEME. WHILE ALL BUILDINGS DO NOT NEED TO BE THE SAME, THERE SHOULD BE A HARMONY AND CONSISTENCY WITHIN THE PROPERTY. THANK YOU.