



April 17, 2019

Dear Window Rock East Homeowners:

On behalf of the Board of Directors, I wish you and your families a very happy Easter. The Board has been hard at work and would like to keep you apprised of a new revision that was passed at the April Board Meeting relating to home painting.

DESIGN REVIEW REQUIREMENTS AND GUIDELINES CHANGES

The Board of Directors revised the language relating to home painting and color guidelines of the Design Review Requirements and Guidelines. With this change, it clarifies that the paint color of the main body of the home cannot be a dark color in general, it states that it can be the same color as other homes within the community, but it cannot be red, black, purple, dark brown, etc. It also states that trim and accent features may be painted darker colors, provided it complements the main color of the house. These changes were instituted based on resident and DRC Committee feedback. The revisions to the Design Review Requirements and Guidelines are summarized below. Please replace the old language with this new language.

SECTION III-DESIGN GUIDELINES. 5-COLOR SCHEMES-DRC APPROVAL REQUIRED:

Primary paint colors of the main body of the house must be similar to other homes within the community. Colors not permitted as a main house color include reds, dark browns, black, purple, and those that are overall dark in general.

However, trim and accent features may be painted with such colors, provided it complements the main color of the house. All attached enclosures and exterior sheds should be painted to match the house with the same color scheme used.

Homeowners must submit a DRC application for approval, with color samples to be used, prior to painting.

Repainting using existing colors does not require prior approval.

OTHER ANNOUNCEMENTS

In May, the Board and Management will be conducting an inspection of all homes in the community to identify those homes that are in need of painting. Please remember that this community is more than 20 years old and some homes are in need of painting. After the inspection, we will be drafting the notice to be sent out to those that need their home painted, please take a moment to inspect your home to see if it needs to be painted. The board will give you 6 months to complete the painting. In addition, the board is looking at some painters to assist you with the project who are reputable and will give Window Rock East Residents a discount. The ultimate goal is to maintain the property values in Window Rock East, and it starts with the appearance of the home. Please remember that you will still need to submit an **ARC application** before painting your home unless you are using the same existing colors of your home.

If you have any further questions or comments, please don't hesitate to contact me via telephone or email. Thank you

Gabriel Noriega, CMCA, AMS
GNC COMMUNITY MANAGEMENT