

WELLINGTON OF FLOWER MOUND RESIDENTIAL ASSOCIATION, INC.

ARCHITECTURAL CONTROL COMMITTEE

Bulletin #20 – Exterior Paint

(Promulgated on January 15, 2020 – revised September 16, 2020)

STATE OF TEXAS §
 §
COUNTY OF DENTON §

The property encumbered by this Exterior Paint Bulletin (this “Bulletin”) is that property restricted by the Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound Residential Association, Inc., recorded under Clerk’s File Number 006513, Official Public Records of Denton County, Texas (the “Declaration”), as same has been or may be amended from time to time, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Wellington of Flower Mound Residential Association, Inc. (the “Association”).

Pursuant to Article 10.02 of the Declaration, the Architectural Control Committee (the “ACC”) may, from time to time, publish and promulgate Architectural Standards Bulletins covering all or a portion of the property subject to the Declaration. These bulletins may contain standards, requirements or limitations in addition to those expressly set forth or referred to in the Declaration.

Pursuant to the authority granted in the Declaration, the ACC, together with the joinder of the Board of Directors (the “Board”), hereby adopts this Bulletin, which shall run with the land and be binding on all owners and lots within the subdivision. This Bulletin replaces any previously recorded or implemented policy that addresses the subjects contained herein.

This Bulletin is applicable to all Wellington lots.

A request via application must be submitted to the ACC for review on a case-by-case basis before any improvements may be made on any lot and before any work in preparation for such improvement may begin. Approval or disapproval will be given in accordance with the Declaration. Nothing contained herein waives any right or remedy otherwise available to the ACC under the Declaration. This Bulletin does not apply to property that is owned or maintained by the Association.

Definitions:

Neutral paint color - includes beige, cream, ivory, white, grey, and brown. Neutral colors are unsaturated with color and have a hue that *appears* to be without color. Neutrals may not have undertones or tints of green, blue, pink, purple or other colors. Paint finish may not be glossy.

Accent paint color – includes original builder color, black, neutral (as defined above), dark blue, dark red, burgundy, or dark green. No primary, pastel, bright, or neon colors permitted. Paint finish may not be glossy.

Specific Guidelines:

Exterior paint color applied to the home must be neutral in color and harmonious with the neighborhood. The ACC will consider on a case by case basis the use of 2 complimentary neutral paint colors on the home; however, the gutter color must match the trim (eaves/soffit/fascia/overhang) paint color. Front entrance doors and shutters may be painted an accent color (as defined above). Painted metal roofs (includes accent, dormer, porch, or turret) must be painted a matte finish medium to dark brown, dark green, dark gray, black or the original builder color. Only those surfaces which were originally painted by the homebuilder may be repainted; unpainted surfaces such as brick shall remain unpainted.

Application to Include:

1. Photo(s)/site plan/rendering/detailed list identifying which areas on the house you propose to paint (example: trim, gutters, shutters, chimney, garage door, siding, front door, etc.) and what color.
2. Detailed information on the paint color(s) to be used (manufacturer’s website link with name and color number, paint card or swatch). The color hue/tint/ton/shade once applied must match the color (sample or manufacturer website link) as presented to the committee for review. If re-painting the original builder’s color, you must include a photo of the home showing the current original paint color.