

Auburn Lakes District Association
Architectural Standard

Residential Unit Exterior Wall Maintenance

The Declaration of Covenants, Conditions and Restrictions (the “CCR’s”) for the Auburn Lakes District Association (the “Association”) state:

Article IV, Section 2. Owner's Responsibility. Each Owner (and any owner of a portion of the District Property not within a Unit or Unplatted Parcel) shall maintain his or her Unit or Unplatted Parcel (or portion of the District Property) and all structures...in good repair and in a manner consistent with this District Declaration and any standard established by the Board of Directors, and in any District planning and design criteria, as well as the Community-Wide Standard, and all applicable covenants, including those contained within the Community Declaration and the District Declaration, unless such maintenance responsibility is otherwise assumed by or assigned to the District Association.

Article V, Section 17. No Alteration without ARC Approval. No alteration of the Unit or Unplatted Parcel is permitted, nor are aluminum porches, additions or appendages to or repainting of the improvements originally approved by the ARC for the Unit or Unplatted Parcel allowed, without the prior written approval of the ARC; provided, however, Owners may repaint their residences in the same color and manner as originally approved by the ARC without necessity of obtaining a second written approval.

As such, the Board of Directors hereby adopt the following standard to clarify the requirements for maintaining the exterior walls of residential units.

Condition of Exterior

The exterior of each unit shall be free of dirt, rust, mold, mildew, algae or any other conditions that would cause discoloration.

The exterior coatings applied to the body, trim, accent areas and doors shall each be of a uniform color with no faded or discolored areas.

The stucco shall be free from cracks and delamination.

Requirements for Applying New Coatings

Per Section V, Section 17 of the Association’s CCR’s, units that are repainting with same color scheme are not required to apply for approval from the Modification Review Committee (the “MRC”).

A pre-approved color book is available for review at the Association’s management office. Colors from this book may be approved immediately so long as the units on either side and directly across the street from the subject parcel are not of the same scheme.

Original colors schemes may be submitted to the MRC for approval. Applications for approval may be obtained on the Association’s web site or from the management office.

Approved applications are valid for one (1) year from the date of acceptance.

Adopted

Board of Directors

February 7, 2017