

LONE STAR RANCH HOMEOWNERS ASSOCIATION, INC.

c/o Ameri-Tech Community Management, Inc.
CORPORATE HEADQUARTERS
24701 US Highway 19 North, Suite 102, Clearwater, FL 33763
Phone: (727) 726-8000 • Fax: (727) 723-1101
Toll Free: 1-877-726-0000
www.ameri-tech.com

ARCHITECTURAL EXTERIOR COLOR SCHEMES & CRITERIA FOR SINGLE FAMILY HOMES

On October 24, 2007, the Board of Directors officially adopted the attached information as the approved architectural criteria for the community. All owners desiring to make exterior changes to their homes shall conform to the attached criteria until such time as it may be revised by the Board of Directors. In the event a color or product becomes obsolete, the Board of Directors reserves the right to choose a substitute. As long as Standard Pacific has a presence in the community, all criteria below shall conform to the following unless changed by Standard Pacific. Following Standard Pacific's exit, the new Board of Directors may elect to change criteria if appropriate.

In August, 2009, the Board of Directors was advised by Standard Pacific that they had elected to discontinue specific color schemes and added some new ones. Both the previous discontinued color schemes and the new schemes shall be incorporated herein as acceptable color selections by homeowners. New schemes as of August, 2009 are marked "NEW", and discontinued schemes are marked as "OPTION".

On October 13, 2009, the Board of Directors was advised by Standard Pacific that they would be making a vendor change from Sherwin Williams to Colorwheel, and that all new color schemes would be utilized effective immediately. In addition to the above SHERWIN WILLIAMS color schemes, owners may also elect any of the COLORWHEEL color schemes as shown on the attached Exhibit "A". When selecting a color scheme, the owner should list the Scheme Number and whether it is Colorwheel or Sherwin Williams.

On May 10, 2011, the Board of Directors revised the criteria to allow for black powder coated aluminum fencing within the community, and to allow for the use of Bahia and/or Zoysia sod as well as St. Augustine within the front, side and/or back of single family homesites.

Classic Color Series For Exterior Body/Trim/Rough Stucco

Vendor: Sherwin Williams Paints

- | | |
|---|------------------------------|
| 1.) Ivoire/Crisp Linen/Camelback | SW 6127/6378/6122 |
| 2.) Sand Dune/Everyday White/Down Home | SW 6086/6077/6081 |
| 3a.) Sensible Hue/Frosty White/Thunderous | SW 6198/6196/6201 – "OPTION" |
| 3b.) Perfect Greige/Toque White/High Tea | SW 6073/7003/6159 |
| 4.) Chatroom/Nonchalant White/Cocoon | SW 6171/6161/6173 |
| 5a.) Soft Gold/Ivory Lace/Banana Cream | CW022/SW7013/6673 – "OPTION" |
| 5b.) Vanillin/Ivory Lace/Banana Cream | SW6371/7013/6673 – "NEW" |
| 6.) Tony Taupe/Aesthetic White/Virtual Taupe | SW 7038/7035/7039 |
| 7.) Incredible White/ Anew Gray/Mega Greige | SW 7028/7030/7031 |
| 8a.) Burbury Beige/ Universal Khaki/ Quiver Tan | SW 2709/6150/6151 – "OPTION" |
| 8b.) Wool Skein/Universal Khaki/Quiver Tan | SW6148/6150/6151 – "NEW" |

9a.) Realist Beige/Utterly Beige/ Down Home	SW 6078/6080/6081
9b.) Pacer White/Sedate Gray/ Chatroom	SW 6098/6169/6171 – “OPTION”
10.) Gray Matters/Eider White/ Cityscape	SW 7066/7014/7067
11a.) Nuance/Extra White/Analytical Gray	SW 7049/7006/7051 – “OPTION”
11b.) North Star/Extra White/ Storm Cloud	SW 6246/7006/6249
12.) Perfect Greige/Popular Gray/Garret Gray	SW 6073/6071/6075
13.) Blonde/Ivoire/Chamois	SW 6128/6127/6131
14.) Kilim Beige/Moderate White/Hopsack	SW 6106/6140/6109
15.) Relaxed Khaki/Sawdust/Grecian Ivory	SW 6149/6158/7541
16.) Sawdust/ Nacre/High Tea	SW 6158/6154/6159
17.) Retreat/Navajo White/Sea Salt	SW 6207/6126/6204 – “NEW”
18.) Golden Fleece/Vanillin/August Moon	SW 6388/6371/7687 – “NEW”
19.) INTENTIONALLY DELETED	COLOR SCHEME REMOVED
20.) Portabello/Downing Sand/Burnished Brandy	SW 6102/2822/7523 – “NEW”
21.) Messenger Bag/Muslin/Favorite Tan	SW 7740/6133/6157 – “NEW”
22.) Svelte Sage/Moderate White/Sage Green Light	SW 6164/6140/2851 – “NEW”
23.) Breezy/Pure White/Mediterranean	SW 7616/7005/7617 – “NEW”
24.) Latte/Pacer White/Sand Beach	SW 6108/6098/7529 – “NEW”

See Exhibit “A” for acceptable Colorwheel color schemes.

Exterior Door Color Selections with Sherwin Williams Color Schemes:

Tricorn Black	SW 6258
Fine Wine	SW 6307
French Roast	SW 6069
Arresting Auburn	SW 6034
Hunt Club	SW 6468
Eclipse	SW 6166
Naval	SW 6244
Shade-Grown	SW 6188
Chatroom	SW 6171

Exterior Door Color Selections with Colorwheel Color Schemes:

Please refer to Exhibit “A”.

Roofing: Timberline Dimensional
Vendor: McDonald Roofing – 727-846-8004
Colors: Driftwood Blend
Weathered Wood
Charcoal Blend
Cedar Blend
Midnight Green
Sun Set Brick
Burnt Sienna
Birchwood
Slateblend
White

Mailboxes & House Numbers:

Vendor: Creative Mailbox & Sign Designs – 813-818-7100

4” x 4” PVC Post (Tan)
4” x 4” PVC Arm (Tan)
New England cap and end caps (White)
Solar mailbox with red flag (Black)
Black vinyl house numbers
Two boxes per post; however singles installed where needed

Painting of Concrete:

Vendor: Sherwin Williams
Color: Gull Grey

Driveways, lead sidewalks and rear patios may be painted by an owner utilizing a product called H&C Silicone Acrylic Concrete Stain. This is a xylene based product with solvent clean up. It handles tire wear very well and will not streak. May also be available at other retailers.

Brick Pavers:

Vendor: Sunshine Pavers
Colors: Coral W620
Keystone W100
Pewter W800
Wine Red W400
Desert Sand W200
Sunset W300
Sunset Marble W500
Desert Marble W700
Mocha Blend W900
Wine Red Flash W450

Installation of brick pavers on driveways shall be PROHIBITED, but shall be allowed on lead front sidewalks, front entries and rear patios.

Fences:

Please see attached Basic Fence Criteria for Community. PVC approved fences are the Country Estate Fence “Lakeland” style (privacy solid panel) or the “Malibu” style (picket). However, the Board will consider slight variations of those particular styles. As of May 10, 2011, black powder coated aluminum fencing may also be utilized. Owners shall submit a photograph and specifications of the fence along with the ARC application.

Basketball Goals/Playground Equipment:

One regulation size or smaller, professional, CLEAR GLASS backboard mounted on a free-standing metal post may be installed in the front yard or driveway. No goal or hoop shall be affixed to a garage. Temporary or mobile backboards may be placed on the property as long as the goal is removed from public view when not in use. Said goal shall be stored inside the garage or inside a fenced in backyard.

Playground Equipment:

All playground equipment shall be located within a six foot high fenced in rear yard and no color of equipment (other than brown or dark green) may be visible above the height of the fence from a neighboring lot or street. The fence shall comply with the Basic Fence Criteria attached hereto.

Utility Buildings:

Utility buildings or sheds shall be permitted in a fenced in rear yard provided height does not exceed six feet. Building must not be seen from the street, over the fence, or through the fence (e.g., fence must be of a wood shadow box/board on board or privacy solid panel PVC design).

Landscape Curbing:

Shall be permitted as long as color blends with and compliments exterior color schemes of homes as adopted above. Owner shall submit color and sample of design of landscaping curbing to ARC for approval.

Signage:

No signs of any kind shall be displayed to the public view, erected or maintained on any Lot except for one (1) professionally lettered sign not more than four square feet in size, solely advertising the property FOR SALE (e.g., “For Rent” and “Available” signs are NOT permitted). **All signs shall be of a dark blue background with white lettering and shall be placed in the ground in the front yard or inside of a front window. The Board will have a sign designed and made available to all members at their own cost.** Signs erected by the Developer or Builder to advertise the Lot(s) or dwellings during the construction and sales period, or except as may be required by legal proceedings, are exempt from these provisions.

Sod:

As of May 10, 2011, the following types of sod may be utilized anywhere with the front, side and/or rear of any single family home lot: St. Augustine, Bahia or Zoysia.

**REVISED AND ADOPTED BY THE BOARD OF DIRECTORS ON
MAY 10, 2011.**

BASIC FENCE CRITERIA FOR SINGLE FAMILY HOMES

ALL FENCES REQUIRE WRITTEN APPROVAL BY THE ARCHITECTURAL COMMITTEE PRIOR TO CONSTRUCTION

DEFINITIONS:

- REAR FENCE: that portion of the fence that is closest to and generally runs parallel to the rear property line.
- SIDE FENCE: that portion of the fence that is closest to and generally runs parallel to the side lot property lines.
- FRONT FENCE: that portion of the fence that faces and is closest to the street but remains no closer to the street than ten (10) feet back from the front corner of the house closest to the street.

- 1) The first step in building or contracting any fence is to submit a completed Architectural Control Committee Form for Committee or Board of Directors approval as required by the Declaration.
- 2) Fences are to be constructed of pressure-treated cypress or pine wood, white polyvinyl or black powder coated aluminum. No chain link fences are permitted.
- 3) All wood fences are to be of shadowbox or board-on-board design and are to be sealed in a clear, natural wood finish. The top rail of all wood fences may be traditional dog eared or scalloped design. Installation must be with support posts on inside of lot.
- 4) All white polyvinyl fences shall be a solid panel or picket style design. A sample of the acceptable polyvinyl fences is enclosed. Photographs of polyvinyl fences must be submitted along with this application. Installation must be with support posts on inside of lot.
- 5) All fences are to be either four (4) feet or six (6) feet in height. Exceptions are dependent on individual circumstances such as lots bordering lakes, ponds, drainage easements, conservation areas or roadways. Fence designs submitted for approval must include gate sizes (no wider than five feet) and location(s). A photograph of the fence design shall also be submitted with the application.
- 6) Fences bordering lakes, ponds, drainage easements or conservation areas are discouraged; however, each application will be considered on its own merit. In any event, fences will be constructed according to Association requirements or by legal restriction on pond or conservation areas. It is preferable that rear fences abutting conservation areas, water areas and drainage facilities not exceed forty-eight inches (48") in height, and that side fences shall not be more than six feet (6') in height, with the last eight feet of the side fence cascading down to a height of forty-eight inches (48") to the rear fence. However, the ACC will consider 6 foot high fences along the rear and the last eight feet of the side fence if the Owner submitting the application provides written approval from both adjoining neighbors that they have no objection to a six foot tall fence, which may impede their view of the water or conservation area. Fences erected to surround a utility or storage building or playground equipment shall be of wood or solid panel PVC design to conceal such building or equipment from view from the street or an adjacent lot. No fence shall be erected or constructed that will impede the flow of water or modify the drainage design.
- 7) No fence shall be constructed closer to the street which the house faces than ten (10) feet back from the front corner of the house closest to the street.
- 8) Fences for corner lots require close coordination with the Architectural Control Committee due to unique layout, concerns for the 30-foot vehicle visibility/safety triangle and compliance with existing easements and county building code setback requirements. Corner lots will be handled on a case-by-case basis. You may request specific information on your corner lot setbacks prior to submittal of a plan.
- 9) Any and all required governmental approvals/permits for fence construction are the responsibility of the homeowner and must be obtained prior to construction. It is the responsibility of the Owner to comply with all County and/or Association requirements, whichever is most stringent. Approval process may take up to thirty (30) days. Please plan your project accordingly. A copy of the Architectural Application will be returned to each homeowner upon review. Revised 5-10-11