

LONE STAR RANCH HOMEOWNERS ASSOCIATION, INC.

**ARCHITECTURAL EXTERIOR COLOR SCHEMES
& CRITERIA FOR TOWNHOMES**

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.

EXTERIOR PAINTING:

It is the responsibility of the Association to repaint all townhome units every 6 years or as needed and re-roof entire buildings when necessary pursuant to the Declaration. The following is the original color scheme of the townhome community and shall remain in full force and effect until such time as a future Board of Directors elects to adopt new criteria:

Townhome Color Series

Vendor: Sherwin Williams Paints

Color Scheme 1:

Stucco	Mushroom Basket	8712W
Columns, Pediments, Bands & Window Sills	Discovery	8710W
Shutters	Bordeaux	
Front Door	Royal Garnet	8416N

Color Scheme 2:

Stucco	Tavern Taupe	8673M
Columns, Pediments, Bands & Window Sills	Tequila	8672W
Shutters	Wedgewood Blue	
Front Door	Blue Cornet	8544M

Color Scheme 3:

Stucco	Walnut Wash	8733M
Columns, Pediments, Bands & Window Sills	Burbury Beige	8671W
Shutters	Black	
Front Door	Black Deco	AC144N

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. However, all schemes, paint color names and numbers will remain the same as the Sherwin Williams Colors.

Front Doors:

Vendor: Therma-Tru
Styles: Choice of Three:

Standard Solid Panel Door
Model S111 Therma-Tru Smooth Star Fiberglass 9-lite/2 panel (half French door)
Model S108 Therma-Tru Smooth Star Fiberglass 15-lite (full French door)

Roofing: Timberline Dimensional:
Vendor: McDonald Roofing – 727-646-8004
Color: Slateblend

Exterior Ceiling Fixture: Thomas Recess Can
Vendor: Schmitt Electric
Style: PS3NSP W/TRB30W Trim

Screen Rooms:

The attached diagram is the sole approved design for the townhome community.

Brick Pavers:

Front Entry:
Vendor: Sunshine Pavers
Color: W400 Wine Red

Rear Patio: If patio is not screened in with approved screen room design, owner must utilize W400 Wine Red
If patio is screened in and pavers cannot be seen from any roadway, owner may select another color as approved for the single family homes. Those colors are as follows:

- Coral W620
- Keystone W100
- Pewter W800
- Desert Sand W200
- Sunset W300
- Sunset Marble W500
- Desert Marble W700
- Mocha Blend W900
- Wine Red Flash W450

Water Softeners: See attached criteria

Items Prohibited: See attached criteria

Maintenance

Criteria: See Attached Owner/HOA Maintenance Criteria Summary

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.

REVISED AT AND ADOPTED BY THE BOARD OF DIRECTORS AT A BOARD MEETING HELD ON OCTOBER 21, 2009. REVISIONS MANUALLY MADE ON OCTOBER 22, 2009.