

BAY ISLE POINTE GUIDELINES FOR EXTERIOR REPAINTING

Exterior color schemes for the homes in Bay Isle Pointe shall maintain the visual character and harmony of the neighborhood. Before any painting is begun an application for repainting must be filed by the homeowner and approved by the Bay Isle Pointe (BIP) Architectural Committee and the Community of Harbor Bay Isle Architectural Committee.

1. The paint book titled "Bay Isle Pointe Exterior Paint Schemes" lists color schemes matching those originally applied by Ponderosa Homes. The book also includes later additions to the BIP palette. These color schemes are illustrated with color samples. Homeowners may choose from these color schemes or propose a custom color scheme by combining a siding and trim color (and optionally a fascia color) from the colors in those categories in the paint book.
2. Unless otherwise noted, siding colors may be used only for the siding; trim colors only for the trim and fascia. A third color, if chosen, may be used only for the fascia and gutter. The trim color is to be applied only to the areas originally painted as trim and, optionally, to the garage door and fascia. The sides of trim pieces adjacent to the siding shall be painted to match the siding color.
3. Garage doors must match the siding or the trim.

An exception will be granted as follows: Homeowners may paint their garage door a third color only if they are repainting their house to match the original developer-applied color scheme for the dwelling and such scheme included a third color on the garage door.
4. All vents, gutters, downspouts, diverters, meter boxes and utility doors shall be painted to match the adjacent color.
5. Entry doors shall be refinished to match the transparent stain finish used by the developer (Kelley Moore "French Walnut"), or alternate natural wood tone stain approved by the BIP Architectural Committee on a case by case basis.
6. Decks, docks, fences and free standing arbors shall not be painted, but shall be left to weather naturally. Consideration for painting trellises and arbors attached to the house will be reviewed on a case by case basis. Generally a trellis mounted flush to the siding must be painted to match the siding; those extending out from the house may be painted to match the trim or left unpainted.
7. The manufacturer's name and number of each color in the paint book are given as a baseline standard. You may purchase your paints from this manufacturer or you may select matching colors produced by another manufacturer. If you choose to use colors by another manufacturer, you must provide paint chips of those colors and the names or numbers of the colors in this book that your proposed colors are intended to match.

Any color scheme must be applied in accordance with the above guidelines and the "HBI Community Architectural Committee Rules and Standards".

The BIP Architectural Committee will be happy to answer your questions and to work with you in arriving at a mutually acceptable color scheme.

NO CHANGES PERMITTED UNLESS APPROVED. No changes shall be made in the color scheme after it has been approved unless the proposed changes are resubmitted to the Community Architectural committee and are approved. ***If you hire a contractor to paint your home, please provide the contractor with a copy of your application approval letter and a copy of the attached house repainting rules.***

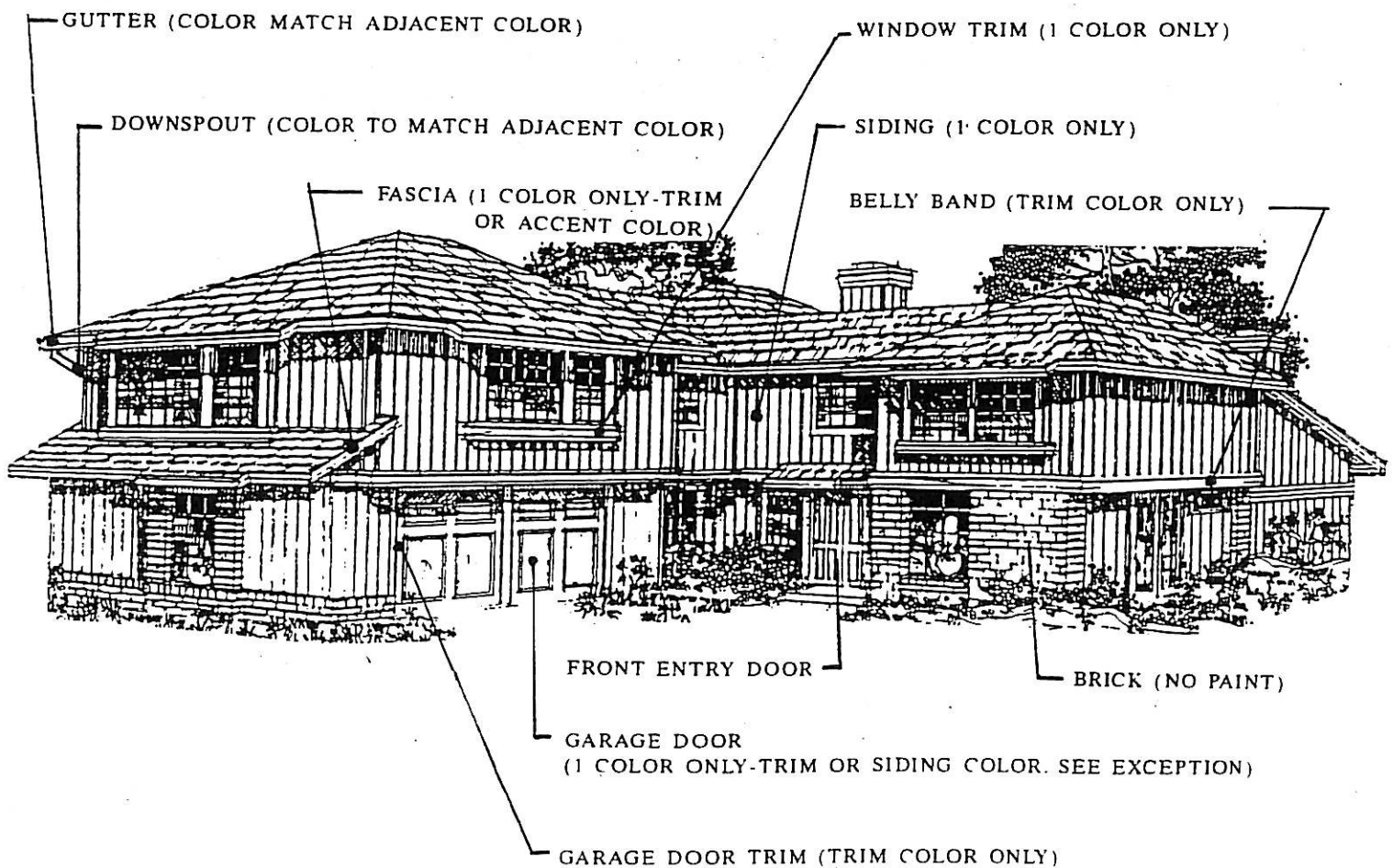
PAIN T GLOSS CATEGORIES: Exterior paints are comprised of 5 gloss categories. The following exterior paint finishes are permitted under each category:

<u>Flat</u>	<u>Low sheen</u>	<u>Satin</u>	<u>Eggshell</u>	<u>Semi-gloss</u>	<u>Gloss</u>
Siding	Siding Trim	Siding Trim Accent Front door*	Trim Accent Front door*	Front door**	<u>NO</u> Exterior Use

* Refer to your Project Association's House Repaint Rules to learn if painting front doors is permitted in your association.

** When painted front doors are permitted by a project association, *if specifically requested on your architectural application*, semi-gloss paint will be considered on a case-by-case basis.

SAMPLE ARCHITECTURAL AREAS OF A HOUSE. The following house design may not match your house's architectural details, but will identify the different areas of the house exterior details for painting.



BAY ISLE POINTE HOMEOWNERS' ASSOCIATION

STAIN COLORS FOR WOOD DOORS

In conjunction with approval of the revised Architectural Guidelines as of February 21, 2001, the Bay Isle Pointe Board of Directors approved the following **Minwax Gel Stains** for all wood doors:

<u>Color</u>	<u>Number</u>
Chestnut	601
Aged Oak	602
Antique Maple	603
Honey Maple	604
Mahogany	605
Walnut	606
Cherrywood	607
Brazilian Rosewood	608