

Exhibit A  
Mills Branch Village Community Association  
Policy for Exterior Repainting, Re-bricking, or  
Re-Shingling of Structures in the Community

Recognizing the responsibility of the Association's Architectural Control Committee, as provided in the Architectural Guidelines for Mills Branch Village CA., to control the exterior design and color of structures in the community; And recognizing that the Association may not always have historical documentation for what colors previously existed, or were previously ACC-approved, on residences and appurtenant structures, in the community; On July 8, 2004, the Board of Directors of the Mills Branch Village Community Association adopted the following policy with regards to repainting of structures in the community; On January 13, 2005 the Board of Directors adopted the following policy with regards to re-roofing of structures in the community; On April 6, 2010 the Board of Directors adopted the following policy with regards to new fencing.

(1) As used in the Protective Covenants of Mills Branch Village C.A., the phrase "No building, shed, playhouse, or such accessory structure or improvement of any character shall be erected, placed or altered", the term "altered" shall be interpreted to include repainting, re-bricking, or re-shingling in any color, regardless of how closely the new paint, brick, or shingle matches the pre-existing paint, brick, or shingle.

(2) No repainting, re-bricking, or re-shingling, regardless of whether or not the new paint, brick, or shingle matches the pre-existing paint, brick, or shingle, shall be permitted **without the prior written approval of the Architectural Control Committee**. Each repaint, re-brick, re-roof, or addition of a shed, or playhouse will be reviewed on a case-by-case basis as to aesthetic harmony with the community.

(3) As used in the Architectural Guidelines of the Mills Branch Village C.A., the proposed colors must be harmonious with each other and with the colors of exterior brick and roofing materials. The principal colors of the dwelling and garage situated on a lot, including the garage door, must be muted earth tone and must not be the same color as any adjacent or facing dwelling on a neighboring lot. The Directors agree that, as used in the Architectural Guidelines, the term "muted earth tone" refers to colors that resemble rocks, soil, earth, being variations of brown, yellowish brown, etc. Current ACC/DRC requests for colors may NOT include: blues, purples, reds, and burgundy. The soffits, fascia boards, window, and door trim and rain gutters must also be an earth tone color. When rain gutters are painted, their color must match the color of the fascia board trim. When maintenance free gutters are installed or replaced, their color must match (as closely as possible) the fascia board trim or previously approved existing gutters.

(4) The proposed shingles must carry a documented 30-year warranty, and be high definition or architectural in appearance, **and must not be "3-tab" in construction**. The color of the shingles must be Weatherwood, Charcoal, Shakewood, Barkwood, and Mission Brown in color, or a color which is ruled by the Architectural Control Committee to be aesthetically harmonious with the community, with the color of white to be specifically disallowed.

(5) The proposed fencing can be a maximum of six feet six inches which is a six foot picket with a six inch rot board. Fencing going in-between the garage and the house can be between four feet and six feet six inches.

(6) **SAMPLES WITH BRAND NAMES OF ALL MATERIALS ARE REQUIRED.**

**REVISED PER THE MBVCA ON 10/09/17**