

Fence Stain Resolution for S.A. Steubing Ranch Homeowners Association, Inc.

January 13, 2005

Pursuant to Article two (2) of the Declaration of Use Restrictions of the S.A. Steubing Ranch Homeowners Association, Inc. (referred to as "Association") the Architectural Control Committee of the S.A. Steubing Ranch Homeowners Association, Inc. a Texas non-profit corporation, consent to the adoption of the following resolution:

ADMINISTRATIVE RESOLUTION No. 2005001

RE: ACC (Architectural Control Committee) Policy

WHEREAS:

1. Article 2 Section 4 of the Declaration of Use Restrictions states: "The Committee shall function as the representative of the owners for the purposes herein set forth. No building, roof, fence, wall or other structure of any nature whatsoever and no landscaping of any nature whatsoever that is readily visible from the street shall be erected, placed or altered on any lot (nor may any such item be subsequently replaced, treated or repainted in a manner which materially alters the exterior appearance of the item) until plans and specifications, in such form and detail as the Committee may deem necessary, shall have been submitted to and approved in writing by such Committee. The Architectural control committee or its representative shall have the power to employ professional consultants to assist it in discharging its duties. The decision of the Architectural Control Committee shall be final, conclusive and binding upon the applicant."

BE RESOLVED THAT:

1. All fence stains must be approved prior to applying the stain.
2. Red, maroon and red-tinted stains shall not be approved. Opaque stains and paint shall also not be approved.
3. Any fence that is stained with a color that is not approved by the ACC must be removed and restored to its original appearance.
4. The Committee will approve fences that are stained using either Sherwin Williams cuprinol natural cedar stain or Behr semi-transparent natural cedar stain. The stain shall be applied uniformly and without blotching.
5. A sample of all stains other than the two stated above must be submitted to the Architectural Control Committee along with an ACC Improvement Application. If a fence is being stained with one of the two stains above an application must still be submitted, however, homeowners shall not be required to provide a sample along with their application.
6. Any fence stain approved prior to this resolution shall be considered grandfathered.

EFFECTIVE: January 13, 2005

S. Yarmen, ACC Rep.
ACC Representative