



POLICY MEMORANDUM 04-03

DATE: 10 September 2004

TO: All Millwood Estates Homeowners and Residents

FROM: Board of Directors

SUBJECT: GUIDELINES FOR EXTERIOR PAINTING

The purpose of this memorandum is to update and re-issue policy guidance on painting the exterior of the homes in Millwood Estates. A listing of approved exterior colors was part of the Disclosure Packet provided to original homeowners in Millwood Estates; however through the years, either the information became lost, or was not provided to new homeowners on resale. In response to numerous HOA member inquires, this memorandum provides a comprehensive list of approved exterior colors for homes in Millwood Estates. Upon issuance of this memorandum, Millwood Estates Homeowners' Association Policy Memorandum 92-01, dated 04 November 1992 is cancelled.

Our homes now vary in age from 15 to 18 years, and many homeowners have painted their homes several times. During a recent ARC walk-through, the ARC found some homeowners have varied from the original approved exterior colors manufactured by **McCormick Paints** for their homes and are noncompliant with Section 6.8 of the Millwood Estates Covenants, Conditions and Restrictions. This Section states that a homeowner cannot modify the exterior of their home unless ARC approval has been obtained in advance.

In past years, several homeowners have petitioned the ARC to use paints other than McCormick, but supposedly color matched to the approved exterior palettes. The ARC approved a number of these requests, but as the paint weathered, the ARC found that other manufacturers' paint did not match the McCormick paint for all lighting conditions. To protect the harmonious appearance of our community, homeowners are advised that they must use **McCormick** paint on the exterior of their homes, in the color palettes listed below. Those homeowners who currently have a color variance will be required to paint their home back to the original color the next time their house is painted. If a homeowner uses another manufacturer's color when painting their home, the homeowner will be deemed to be in violation of the guidelines and will be required to repaint their home at their expense.

Millwood Estates Homeowners' Association

To ensure that each homeowner is aware of what the approved colors are for their home, general guidelines are presented in bold type below, and a detailed listing, by address follows on the next several pages.

Listed below are the approved color combinations for the community:

If your doors/shutters are green, use Foxhall Green for the doors/shutters; Harness Shop Tan for the trim.

If your doors/shutters are red, use Farm House Red for the doors/shutters; Chadwicke Tan for the trim.

If your doors/shutters are grey, use Hearthstone for the doors/shutters; Woodspice for the trim.

Panel 1
 Lots 001-020

09/10/04

EXTERIOR MASTER COLOR SELECTION SHEET
 MILLWOOD ESTATES
 TOWNHOUSES

LOT #	SIDING	TRIM	FRONT DOOR/ SHUTTERS
1 8452-Millwood Drive	Almond	Woodspice #107	Hearthstone #216
2 8450-Millwood Drive	Amber Beige	Harnesshop Tan #104	Foxhall Green #202
3 8448-Millwood Drive	Sandstone	Chadwick Tan #116	Farmhouse Red
4 8446-Millwood Drive	Almond	Woodspice #107	Hearthstone #216
5 8444-Millwood Drive	Amber Beige	Harnesshop Tan #104	Foxhall Green #202
6 8440-Millwood Drive	Sandstone	Chadwick Tan #116	Farmhouse Red #217
7 8410-Millwood Drive	Almond	Woodspice #107	Hearthstone #216
8 8408-Millwood Drive	Amber Beige	Harnesshop Tan #104	Foxhall Green #202
9 8406-Millwood Drive	Sandstone	Chadwick Tan #116	Farmhouse Red #217
10 8404-Millwood Drive	Almond	Woodspice #107	Hearthstone #216
11 8402-Millwood Drive	Amber Beige	Harnesshop Tan #104	Foxhall Green #202
12 8400-Millwood Drive	Sandstone	Chadwick Tan #116	Farmhouse Red #217
13 8401-Millwood Drive	Almond	Woodspice #107	Hearthstone # 216
14 8403-Millwood Drive	Amber Beige	Harnesshop Tan #104	Foxhall Green #202
15 8405-Millwood Drive	Sandstone	Chadwick Tan #116	Farmhouse Red #217
16 8407-Millwood Drive	Almond	Woodspice #107	Hearthstone # 216
17 8409-Millwood Drive	Amber Beige	Harnesshop Tan #104	Foxhall Green #202
18 6301-Millwood Circle	Sandstone	Chadwick Tan #116	Farmhouse Red #217
19 6303-Millwood Circle	Almond	Woodspice #107	Hearthstone # 216
20 6305-Millwood Circle	Amber Beige	Harnesshop Tan #104	Foxhall Green #202

Millwood Estates Homeowners' Association

Panel 1
 Lots 021-040

5/8/2005

EXTERIOR MASTER COLOR SELECTION SHEET
 MILLWOOD ESTATES
 TOWNHOUSES

LOT #	SIDING	TRIM	FRONT DOOR/ SHUTTERS
21 6307-Millwood Circle	Sandstone	Chadwick Tan #116	Farmhouse Red #217
22 6309-Millwood Circle	Almond	Woodspice #107	Hearthstone # 216
23 6311-Millwood Circle	Amber Beige	Harnesshop Tan #104	Foxhall Green #202
24 6313-Millwood Circle	Sandstone	Chadwick Tan #116	Farmhouse Red #217
25 6315-Millwood Circle	Almond	Woodspice #107	Hearthstone # 216
26 6317-Millwood Circle	Amber Beige	Harnesshop Tan #104	Foxhall Green #202
27 6319-Millwood Circle	Sandstone	Chadwick Tan #116	Farmhouse Red #217
28 6321-Millwood Circle	Almond	Woodspice #107	Hearthstone # 216
29 6323-Millwood Circle	(OC)	Harnesshop Tan #104	Foxhall Green #202
30 6326 -Millwood Circle	Sandstone	Chadwick Tan #116	Farmhouse Red #217
31 6324-Millwood Circle	Almond	Woodspice #107	Hearthstone #216
32 6322-Millwood Circle	Amber Beige	Harnesshop Tan #104	Foxhall Green #202
33 6320-Millwood Circle	Sandstone	Chadwick Tan #116	Farmhouse Red
34 6318-Millwood Circle	Almond	Woodspice #107	Hearthstone #216
35 6316-Millwood Circle	Amber Beige	Harnesshop Tan #104	Foxhall Green #202
36 6314-Millwood Circle	Sandstone	Chadwick Tan #116	Farmhouse Red #217
37 6312-Millwood Circle	Almond	Woodspice #107	Hearthstone #216
38 6310-Millwood Circle	Amber Beige	Harnesshop Tan #104	Foxhall Green #202
39 6308-Millwood Circle	Sandstone	Chadwick Tan #116	Farmhouse Red #217
40 6306-Millwood Circle	Almond	Woodspice #107	Hearthstone #216

Millwood Estates Homeowners' Association

Panel 1
 Lots 041-060

5/8/2005

EXTERIOR MASTER COLOR SELECTION SHEET
 MILLWOOD ESTATES
 TOWNHOUSES

LOT #	SIDING	TRIM	FRONT DOOR/ SHUTTERS
41 8421-Millwood Drive	Amber Beige	Harnesshop Tan #104	Foxhall Green #202
42 8423-Millwood Drive	Sandstone	Chadwick Tan #116	Farmhouse Red # 217
43 8425-Millwood Drive	Almond	Woodspice #107	Hearthstone # 216
44 8427-Millwood Drive	Amber Beige	Harnesshop Tan #104	Foxhall Green #202
45 8429-Millwood Drive	Sandstone	Chadwick Tan #116	Farmhouse Red # 217
46 8431-Millwood Drive	Almond	Woodspice #107	Hearthstone # 216
47 8433-Millwood Drive	Amber Beige	Harnesshop Tan #104	Foxhall Green #202
48 6311-Millwood Court	Sandstone	Chadwick Tan #116	Farmhouse Red # 217
49 6313-Millwood Court	Almond	Woodspice #107	Hearthstone # 216
50 6315-Millwood Court	Amber Beige	Harnesshop Tan #104	Foxhall Green #202
51 6317-Millwood Circle	Sandstone	Chadwick Tan #116	Farmhouse Red # 217
52 6319-Millwood Court	Almond	Woodspice #107	Hearthstone # 216
53 6321-Millwood Court	Amber Beige	Harnesshop Tan #104	Foxhall Green #202
54 6323-Millwood Court	Sandstone	Chadwick Tan #116	Farmhouse Red # 217
55 6325-Millwood Court	Almond	Woodspice #107	Hearthstone # 216
56 6327-Millwood Court	Amber Beige	Harnesshop Tan #104	Foxhall Green #202
57 6329-Millwood Court	Sandstone	Chadwick Tan #116	Farmhouse Red # 217
58 6330-Millwood Court	Almond	Woodspice #107	Hearthstone # 216
59 6328-Millwood Court	Amber Beige	Harnesshop Tan #104	Foxhall Green #202
60 6326-Millwood Court	Sandstone	Chadwick Tan #116	Farmhouse Red # 217

Millwood Estates Homeowners' Association

Panel 1
 Lots 061-081

5/8/2005

EXTERIOR MASTER COLOR SELECTION SHEET
 MILLWOOD ESTATES
 TOWNHOUSES

LOT #	SIDING	TRIM	FRONT DOOR/ SHUTTERS
61 6324-Millwood Court	Almond	Woodspice #107	Hearthstone # 216
62 6322-Millwood Court	Amber Beige	Harnesshop Tan #104	Foxhall Green #202
63 6320-Millwood Court	Sandstone	Chadwick Tan #116	Farmhouse Red # 217
64 6318-Millwood Court	Almond	Woodspice #107	Hearthstone # 216
65 6316-Millwood Court	Amber Beige	Harnesshop Tan #104	Foxhall Green #202
66 6314-Millwood Court	Sandstone	Chadwick Tan #116	Farmhouse Red # 217
67 6312-Millwood Court	Almond	Woodspice #107	Hearthstone # 216
68 6310-Millwood Court	Amber Beige	Harnesshop Tan #104	Foxhall Green #202
69 6308-Millwood Court	Sandstone	Chadwick Tan #116	Farmhouse Red # 217
70 6306-Millwood Court	Almond	Woodspice #107	Hearthstone # 216
71 6304-Millwood Court	Amber Beige	Harnesshop Tan #104	Foxhall Green #202
72 6302-Millwood Court	Sandstone	Chadwick Tan #116	Farmhouse Red # 217
73 6300-Millwood Court	Almond	Woodspice #107	Hearthstone # 216
74 8451-Millwood Place	Sandstone	Chadwick Tan #116	Farmhouse Red # 217
75 8453-Millwood Place	Almond	Woodspice #107	Hearthstone # 216
76 8455-Millwood Place	Amber Beige	Harnesshop Tan #104	Foxhall Green #202
77 8457-Millwood Place	Sandstone	Chadwick Tan #116	Farmhouse Red # 217
78 8459-Millwood Place	Almond	Woodspice #107	Hearthstone # 216
79 8461-Millwood Place	Amber Beige	Harnesshop Tan #104	Foxhall Green #202
80 8463-Millwood Place	Sandstone	Chadwick Tan #116	Farmhouse Red # 217
81 8465-Millwood Place	Almond	Woodspice #107	Hearthstone # 216

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