

**MEADOWS AT THE VILLAGES OF OLD LANDING
POLICY: EXTERIOR COLORS**

Article 1, Section 9 of the Declaration of Restrictions, which is provided to all home owners at the time of purchase, states in part:

“The Architectural Committee shall have the authority to regulate the appearance, construction, and/or alteration of any of the homes on the Lots in The Villages of Old Landing-Section II.”

Article 2, Section 2 of the Declaration of Restrictions states in part:

“Prior to the construction or alteration of a building or structure or addition, the Lot Owner shall submit two (2) sets of plans showing all four (4) elevations together with a description of the exterior materials and their color.”

Section 2 further states:

“The exterior colors shall be within a group of colors known as soft tones as pre-approved by The Architectural Committee. Any other colors must be approved by The Architectural Committee.”

The purpose of this policy is to document the colors pre-approved by The Architectural Committee and to provide further direction in order to maintain consistency and harmony in the external appearance of homes within the Meadows at the Villages of Old Landing. It is the policy of the Meadows at the Villages of Old Landing that:

1. Home owners should have flexibility to choose the color of their homes, consistent with the community’s original color templates as detailed contained elsewhere in this policy.
2. Garage doors, fascia and exterior door and window trim shall remain white, consistent with their original appearance.
3. Window shutters shall remain consistent with the community’s original color scheme, adhering to the colors specified on the Approved Shutter Colors list, incorporated with this policy.
4. Siding shall remain consistent with the community’s original color scheme, adhering to the colors specified on the Approved Siding Colors list, incorporated with this policy.
5. Roofs shall remain black, consistent with their original appearance.
6. Paint, roofing or siding that does not conform to this policy but was applied prior to January 8, 2013 will be considered grandfathered and allowed to remain. However, the next application of paint or replacement of roofing or siding must comply with this policy.
7. Any deviation from this policy is considered an alteration and requires the pre-approval of the Architectural Committee.

Adopted: January 8, 2013 by the Board of Directors

Approved Shutter Colors

Gemcraft Homes, which built homes at the Meadows of the Villages of Old Landing, selected shutters manufactured by Mid-America Siding Components and offered the following color choices:

White (01)	Burgundy Red (27)
Black (02)	Forest Green (28)
Wedgewood Blue (04)	Classic Blue (36)
Clay (08)	Wineberry (78)
Federal Brown (09)	Midnight Green (122)
Musket Brown (10)	Midnight Blue (166)
Tuxedo Grey (18)	Bordeaux (167)
Wicker (23)	

Parenthetical numbers in the above list correspond to colors illustrated on the Mid-America Siding website (link updated 6/23/2020):

<https://www.midamericacomponents.com/product/standard-raised-panel-shutter/>

Approved Siding Colors

Gemcraft Homes used Wolverine Encore Double 4 ½ inch Dutchlap (woodgrain) siding, manufactured by CertainTeed, on homes at MVOL. (This siding is available through building supply companies; some MVOL home owners have obtained the product from Bradco Supply, 300 East Moss Hill Lane, Salisbury, Maryland 21804; the telephone number is 1- 410-749-2269.)

Pre-approved colors are:

Oxford Blue
Cypress
Natural Clay
Savannah Wicker
Sterling Gray
Light Maple
Desert Tan
Warm Sand
Herringbone
Heritage Cream
Sandstone Beige
Snow
Colonial White

These colors are illustrated on page 3 of the CertainTeed Encore siding brochure available at

<http://www.certainteed.com/resources/WT040.pdf>