

Capitol City Golf Club Estates Association
Board Resolution Re:
ACC STANDARDS AND RULES APPLICABLE TO THE PAINTING OF HOUSES AND PREMISES

DATE ADOPTED:1/19/2023

DATE EFFECTIVE:3/1/2023

At a regular or special meeting of the Board of Trustees ("Board") of the Capitol City Golf Club Estates HOA ("Association") held on the 19th day of January, 2023 at the address of : 8617 Martin Way, East, Lacey, WA 98516 at the time of 6:00 PM, the Board states as follows:

WHEREAS, a meeting of the Board was convened at the time, date and location set out above.

WHEREAS, The Association Secretary, by signing below, attests that the Board members were provided the notice of the meeting per Bylaws Article 2 (or by their attendance waived notice), and that a quorum was present either in person or by telephone conference.

WHEREAS, the Association is organized to provide community services to the area, consistent with, and including these listed, in the recorded Declarations for Capitol City Golf Club Estates. To fulfill this purpose, the Association is empowered to exercise all of the powers and privileges and perform all of the duties and obligations of the Association as set forth in the 2021 Amended & Restated Declaration for Capitol City Golf Club Estates, recorded at Thurston County Auditor's No. 4897329 ("Declaration"), the Association's Bylaws ("Bylaws"), and in its Articles of Incorporation ("Articles"), as well as the Homeowners Association Act (RCW 64.38, et seq., ("HOA Act") and Nonprofit Corporations ACT (RCW 24.03, et seq., "Nonprofit Act")

WHEREAS, the HOA Act states that: "[u]nless otherwise provided in the governing documents, and association may: "adopt and amend bylaws, rules and regulations" RCW 64.38.020(1). The Association's Bylaws state that the Board has the powers and duties provided for in the HOA Act, the Nonprofit Corporations Act, the Articles of Incorporation, and the 2021 Amended & Restated Declaration for Capitol City Golf Club Estates, as may be qualified therein, and all other powers necessary for the administration of the property and affairs of the Association. The Board may delegate administrative and other tasks to a Managing Agent in the reasonable discretion of the Board". Bylaws, Article 4.3.

WHEREAS, the Declaration states that "The Board may, from time to time, adopt and amend reasonable rules as may be necessary or advisable to ensure compliance with, clarify, and supplement the Governing Documents, to aid in the administration, governance or enjoyment of Capitol City Golf Club Estates, to preserve the exterior appearance of Residential Lots, Units and Common Areas". Article 8.1 Declaration.

WHEREAS, Declaration Article 9, states all Owners of Residential Lots shall obtain the prior, written approval of the ACC for any exterior project that alters the exterior appearance of a structure on a Residential Lot. That same Article further states "Painting or staining of any Residence, Accessory Building, fence, or other improvement or structure on any Lot, including painting of trim, shall require prior approval of the ACC except that any Owner may touch up or maintain existing paint without changing the color thereof no specific colors or stain colors are specified, but the color must be complementary to the colors of other Residences in the Estates, as determined by the ACC." To better define complementary, this policy is established.

NOW THEREFORE, BE IT RESOLVED that the attached "ACC STANDARDS APPLICABLE TO EXTERIOR PAINTING" are hereby adopted by the Board, and may be numbered and incorporated into the existing Association Rules and Regulations, or may exist as a stand-alone addendum to the Rules, as the Secretary sees fit, and shall be distributed to Association Members by mail, and shall become effective as set for on the Effective Date listed at the top of this Resolution, which date shall not be less than 30 days after the rules are distributed to the owners.

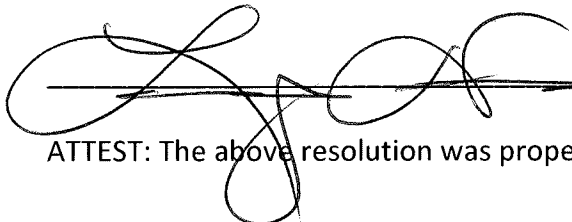
ACC STANDARDS FOR THE EXTERIOR PAINTING

1. Painting or staining of any Residence, Accessory Building, fence, or other improvement or structure on any Lot, including painting of trim, shall require the prior written approval of the ACC except that an owner may touch up or maintain existing paint without changing the color thereof.
2. The Board has established a color palette to assist Owners with choosing colors complementary to others in the community. Owners may select and use any color or colors that are available on the Association's current exterior color collection or palette.
3. The Palette is noted and referenced as Capitol City Golf Club Estates Color Book by Behr Paint and listed as Addendum A
4. The primary colors of the palette are shades of white, gray, light earth tones, or pastels.
5. Copies of current color palette may be obtained from the Association's Managing Agent or electronically via the Owner Portal.
6. Owners shall reference color palette selection numbers with their ACC Application.
7. The approved color palette will be reviewed on a regular basis by the Board and updated as the Board deems appropriate.
8. Owners may request a variance from the approved color palette from the Board, but any variance shall still be complementary to the colors of other residences in the Estates. The decision of the Board regarding any such variance request shall be final.

DATED this 19th day of January 2023

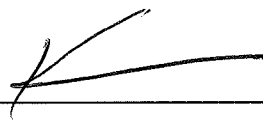
Capitol City Golf Club Estates HOA

LARRY DITTLOFF

_____, its President

ATTEST: The above resolution was properly adopted.

By: KEVIN RAE

_____, its Vice
President

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VIS-CAPITOL CITY GOLF CLUB ESTATES

Color Book

VIS-CAPITOL CITY GOLF CLUB ESTATES

Color Book

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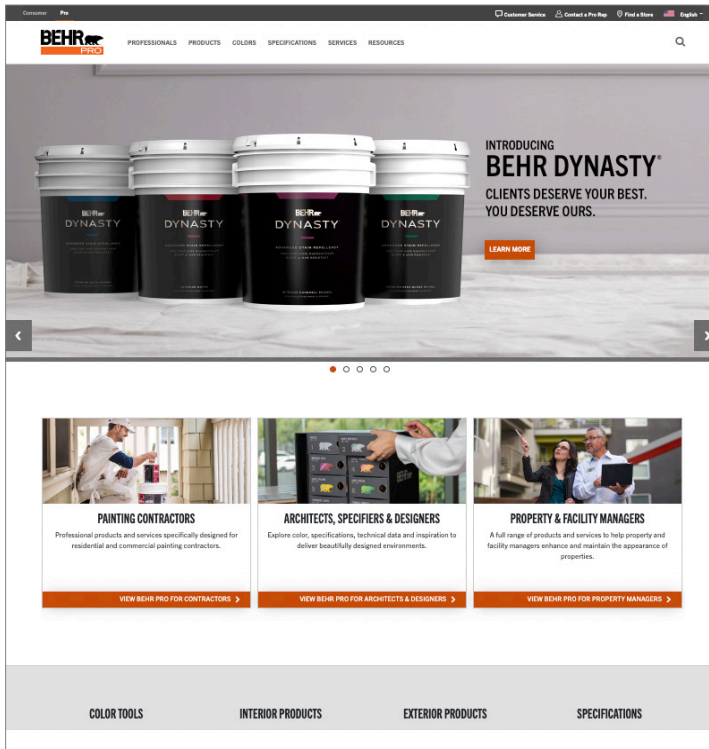
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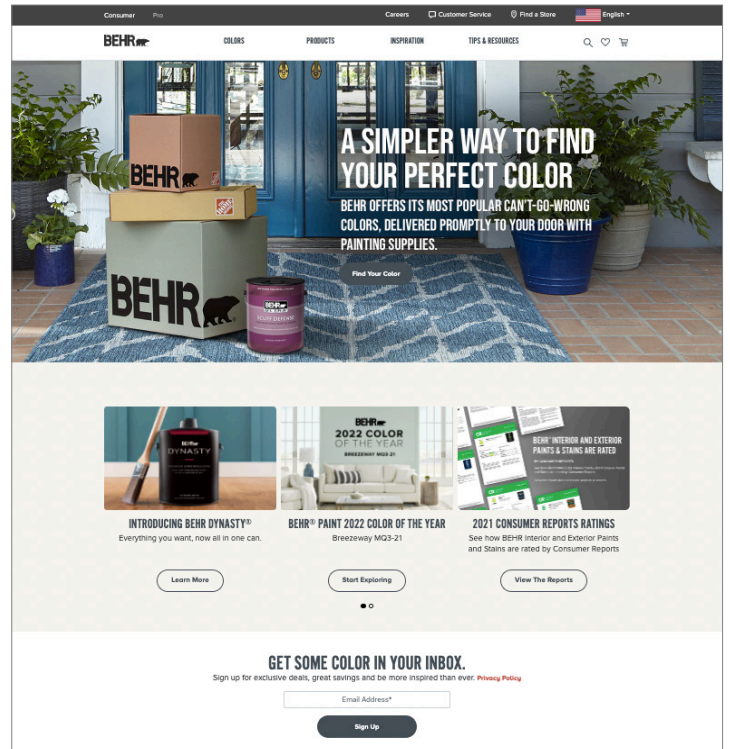
COLOR OPTIONS

COLOR BOOK



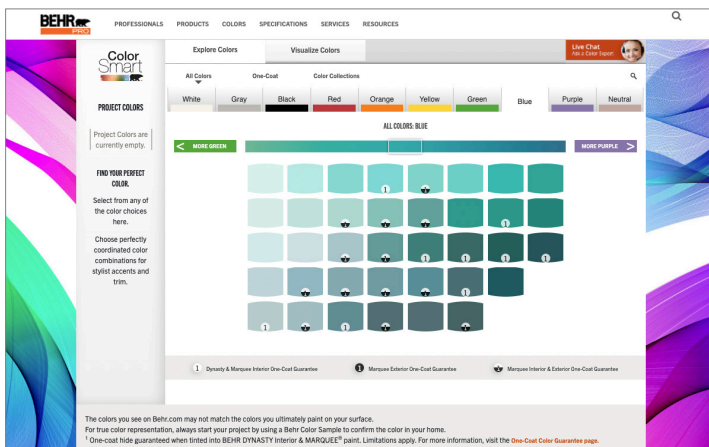
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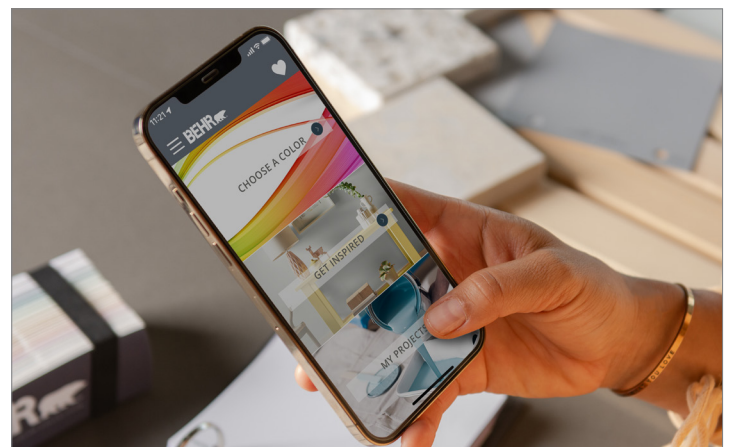


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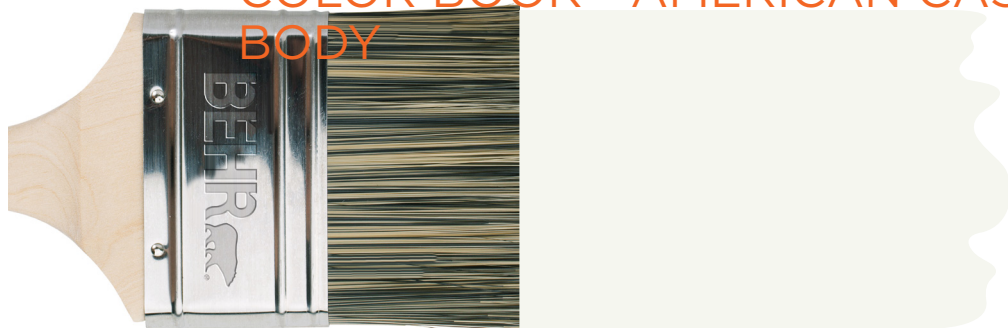
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VIS-CAPITOL CITY GOLF CLUB ESTATES

COLOR BOOK - AMERICAN CASUAL - BODY



POLAR BEAR 75



CORN STOCK M290-3



ADOBE SAND N240-2



TECTON BLUE N490-4

VIS-CAPITOL CITY GOLF CLUB ESTATES

COLOR BOOK - AMERICAN CASUAL - ACCENT



WHISKEY BARREL N230-6



CORK PPU6-05



STONE BROWN 250F-4



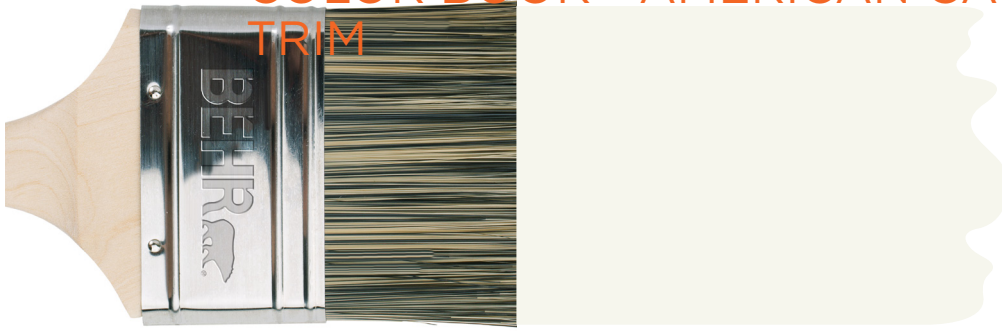
INCOGNITO N370-5



CARBON COPY PPU25-01

VIS-CAPITOL CITY GOLF CLUB ESTATES

COLOR BOOK - AMERICAN CASUAL - TRIM



WHISPER WHITE HDC-MD-08



COTTAGE WHITE 13



WEATHERED WHITE HDC-NT-21

VIS-CAPITOL CITY GOLF CLUB ESTATES

COLOR BOOK - TIMELESS APPEAL - BODY



HISTORICAL GRAY N370-4A



ANTIQUE WHITE 23



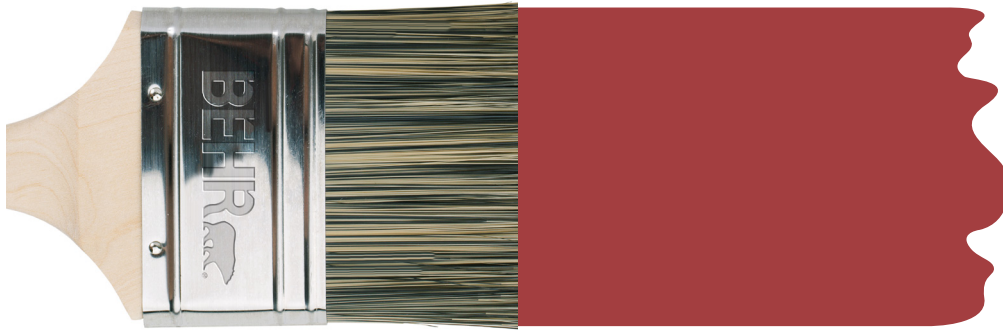
ADIRONDACK BLUE N480-5



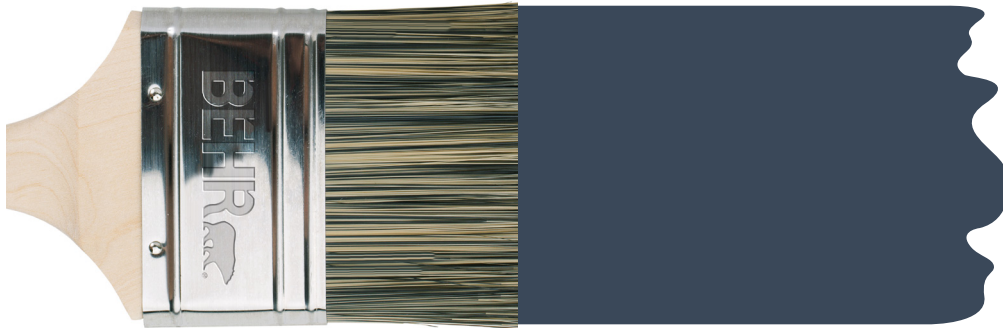
ASHEN TAN N220-2

VIS-CAPITOL CITY GOLF CLUB ESTATES

COLOR BOOK - TIMELESS APPEAL - ACCENT



NO MORE DRAMA P140-7



VERY NAVY M500-7



ESPRESSO BEANS PPU5-01



EQUESTRIAN GREEN S410-7



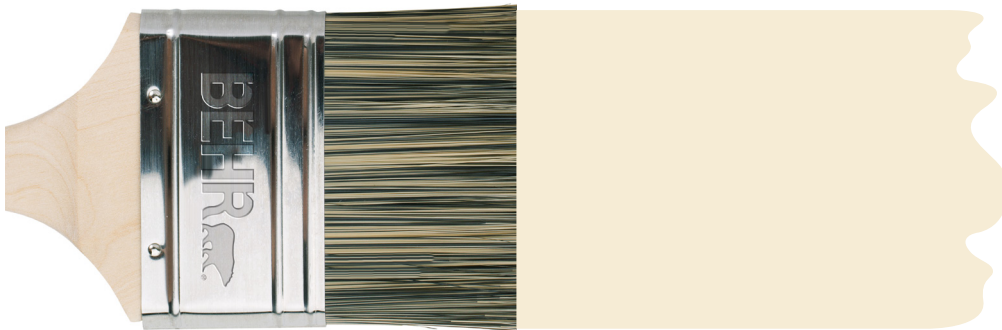
BLACK

VIS-CAPITOL CITY GOLF CLUB ESTATES

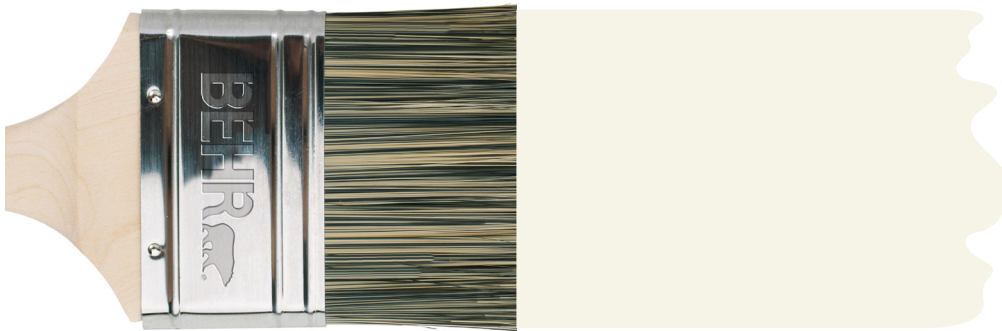
COLOR BOOK - TIMELESS APPEAL - TRIM



SWISS COFFEE 13



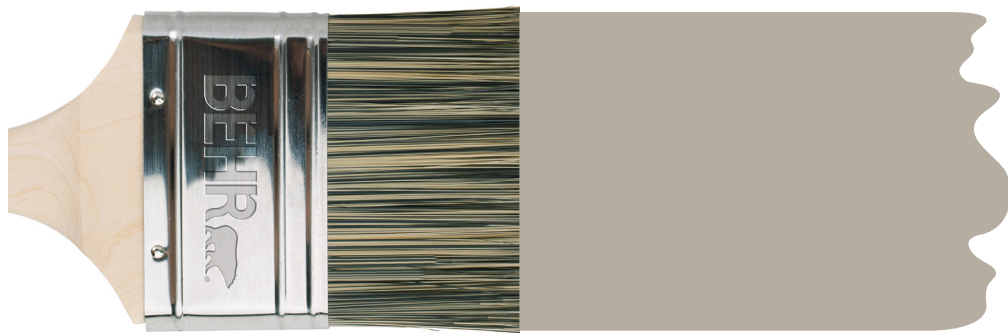
LINEN WHITE 70



PALAIS WHITE GR-W15

VIS-CAPITOL CITY GOLF CLUB ESTATES

COLOR BOOK - MODERN VIEWS - BODY



PERFECT TAUPE PPU18-13



SILVER ASH GR-W11



LUNAR SURFACE N460-3



DARK ASH 770F-5

VIS-CAPITOL CITY GOLF CLUB ESTATES

COLOR BOOK - MODERN VIEWS - ACCENT



CARIBE PPU13-01



MAPLE GLAZE PPU3-16



DEEP FIRE M180-7



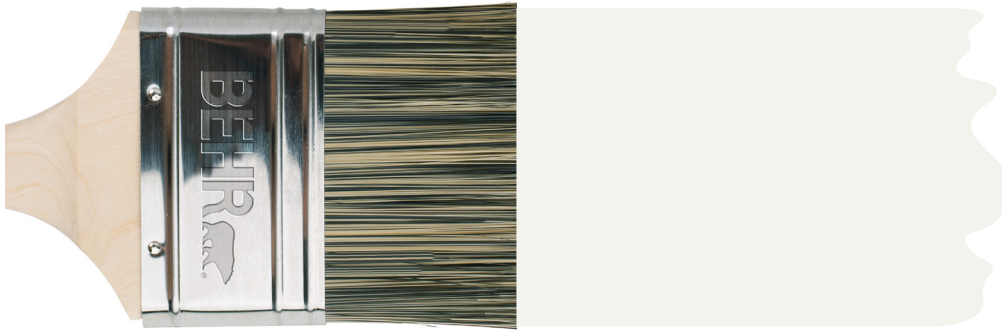
MIDSUMMER GOLD P280-7



MIDNIGHT BLUE N480-7

VIS-CAPITOL CITY GOLF CLUB ESTATES

COLOR BOOK - MODERN VIEWS - TRIM



NANO WHITE HDC-MD-06



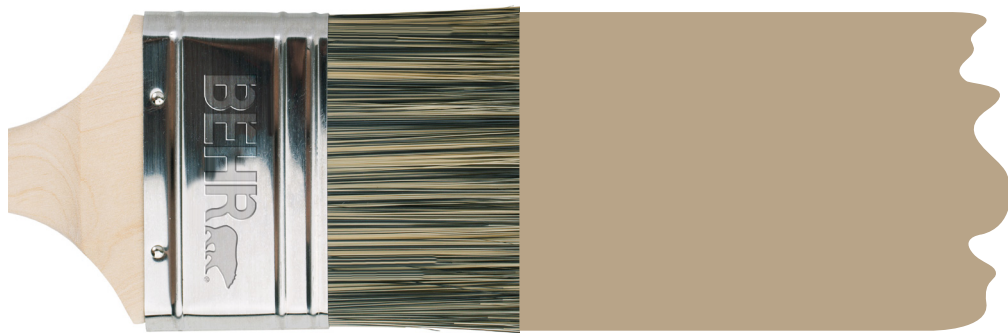
WHITE 52



OFF WHITE 73

VIS-CAPITOL CITY GOLF CLUB ESTATES

COLOR BOOK - REFINED CRAFT - BODY



HARVEST BROWN 710D-4



FARM FRESH S340-5



LIVINGSTON N330-5



JUNIPER ASH PPU12-16

VIS-CAPITOL CITY GOLF CLUB ESTATES

COLOR BOOK - REFINED CRAFT - ACCENT



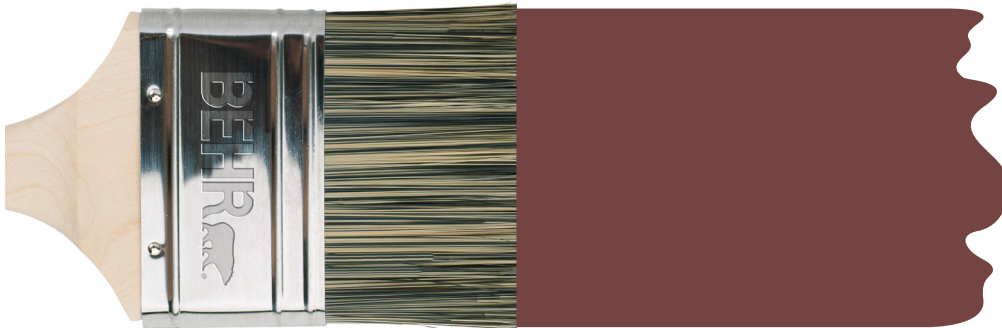
ALPINE TRAIL N420-7



CAVAARY BROWN N220-7



BAKED SIENNA S220-6



CHERRY COLA S130-7



WOOD ASH N360-5A

VIS-CAPITOL CITY GOLF CLUB ESTATES

COLOR BOOK - REFINED CRAFT - TRIM



NAVAJO WHITE 22



SPANISH SAND OR-W07



KHAKI SHADE YL-W11

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