

DLS

This Instrument Prepared By: Christopher A. Desrochers, Esq., Christopher A. Desrochers, P.L., 2504 Ave. G NW, Winter Haven, FL 33880. (863) 299-8309.

BE IT RESOLVED that the following resolution or resolutions were duly moved, seconded, and approved by the Board of Directors of Dinner Lake Shores Home Owners Association, Inc. (“the Association”) at duly held meeting of the Board of Directors of the Association:

Note: For the purposes of these resolutions, the Declaration of Covenants, Conditions, Easements, and Restrictions of Dinner Lake Shores, which is duly recorded in OR Book 4497, Page 1199, Public Records of Polk County, Florida, together with any subsequent amendments thereto, shall be referred to as “the CCRs”.

Resolution Approving and Designating Approved Exterior Paint Colors, Driveway Colors, and Color Schemes

WHEREAS, Article III, Section 2(f) of the Articles of Incorporation of the Association, and Article VII, Section 1(a) of the of the Bylaws of the Association, permits the Board of Directors to promulgate reasonable rules and regulations for the entire development; and

WHEREAS, Article VII, Sections 1 and 4 of the CCRs requires that repainting is subject to architectural committee approval; and

WHEREAS, the Board of Directors has determined that rules and regulations establishing preapproved exterior paint colors and color schemes would be beneficial to the health, safety, and welfare of the community; would promote the expeditious administration of architectural committee requests regarding the painting of exterior surfaces; and would preserve and protect the property values of the community;

THE BOARD OF DIRECTORS of the Association has approved the following resolution, providing for rules and regulations establishing and designating preapproved exterior paint colors and color schemes, which are as follows:

1. A. Effective immediately, the color schemes as attached on the attached Sherwin Williams color scheme chart that are labeled as approved color schemes, are the approved color schemes for the exterior painting of houses, accessory structures, and other buildings or structures on any lot. The color schemes as outlined in the attached color scheme chart must be used as recommended in the approved color scheme chart without deviation. For the purposes of interpreting the color scheme, the color to the far left represents the door color; the color in the center represents the trim color; and the color to the right represents the main exterior color. Colors must be used as paired on the chart and as directed on the chart.

B. Effective immediately, the color schemes as attached on the attached Sherwin Williams color scheme chart that are labeled as approved color schemes, *in toto*, shall be considered the architecturally consistent color scheme of the community.

C. Effective immediately, the products and colors as attached on the attached SealKrete product and color chart that are labeled as approved products and colors, are the approved products and colors for the coating or painting of any driveway on any lot; with the exception of the color known as “Ice Blue”, which may only be used on a lot where the primary color of the house is blue. The products and colors as outlined in the attached product and color chart must be used as recommended in the approved product and color chart without deviation. In addition, a SealKrete clear seal product suitable for driveways may also be used.

D. Effective immediately, the products and colors as attached on the attached SealKrete product and color chart that are labeled as approved products and colors, together with a SealKrete clear seal product suitable for driveways, and a clean but unfinished driveway, *in toto*, shall be considered the architecturally

consistent surface and color scheme of the community for driveways.

2. Architectural requests for exterior painting and repainting that request an approved color scheme from the attached listing of color schemes shall be deemed approved, so long as the lot owner making the request applies the colors as stated in the application, to be applied as recommended and stated in the color scheme. Color schemes that are presently existing in the community that do not conform with one of the approved color schemes is a nonconforming use. While nonconforming uses will not be required to immediately repaint to an approved color scheme, nonconforming uses will be required to submit a written request to the architectural committee to seek approval to repaint when any one of the following events take place:

- A. More than 100 square feet of the main color of the building is repainted in any 12 month period.
- B. More than 10 square feet of the trim color of the building is repainted in any 12 month period.
- C. Any architectural request for a new or additional building or structure is requested.
- D. The Association cites the lot for a CCR violation related to the exterior surface of a building or structure, and repainting of the building or structure is recommended as the remedy to the CCR violation.

3. Other proposed color schemes may be requested through a written request to the architectural committee. However, alternate color schemes are not subject to the safe harbor rules contained in this Resolution and may be denied. Lot owners are strongly advised and encouraged to select an approved color scheme.

4. An application for exterior painting or repainting must include the painting or repainting of all buildings, accessory structures, structures, and buildings on the lot unless specifically exempted by the Architectural Committee.

5. This Resolution is supplemental to the existing law on the subject, and does not act to abrogate or repeal any requirements in the CCRs or elsewhere regarding the architectural committee application process.

6. The President, the Board of Directors, and the Architectural Committee have concurrent jurisdiction to promulgate any reasonable rules and regulations to implement the provisions of this Resolution; to interpret the terms of this Resolution; and to create and generate policy statements regarding the Resolution and its terms.

I hereby certify that this is a true and correct copy of the foregoing Resolution of the Association.


Dated August 19, 2020.

[Signature]
Secretary
Dinner Lake Shores Home Owners Association, Inc.

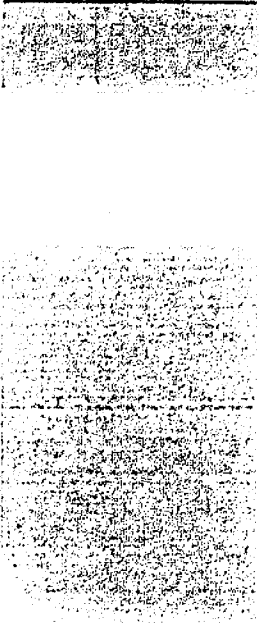
STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 19 day of August,
2020, by GINA VAZQUEZ "VADEZA", Secretary, Dinner Lake Shores Home
Owners Association, Inc., who is personally known to me or has produced _____ as
identification and who did not take an oath.

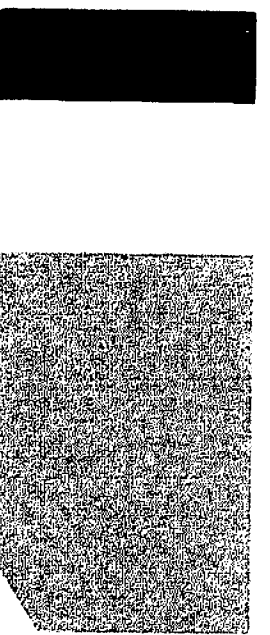
[Signature]
Notary

 MONIQUE DESROCHERS
MY COMMISSION # GG 071693
EXPIRES: March 27, 2021
Bonded Thru Budget Notary Services

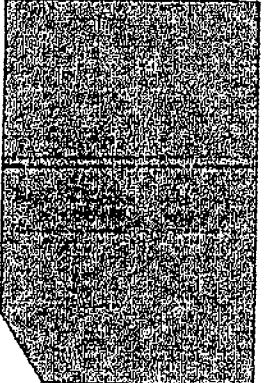
Dinner Lake Shore 2020 Colors



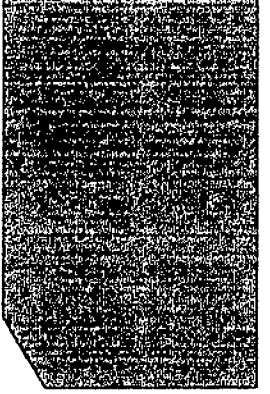
**Comfort Gray HGSW3286 / Dover White HGSW4032 /
Muslin Bolt HGSW3506**



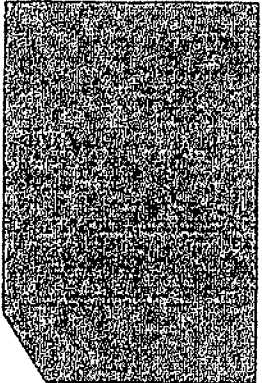
**Jagged Granite HGSW1452 / Pure White HGSW4006 /
Windswept Cliff HGSW3226**



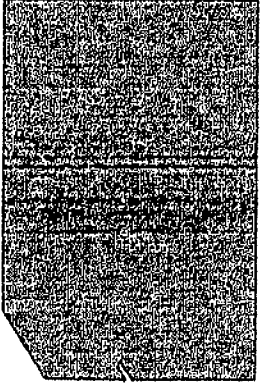
**Cocoa Island HGSW3032 / Alabaster HGSW4031 /
Dorian Gray HGSW3475**



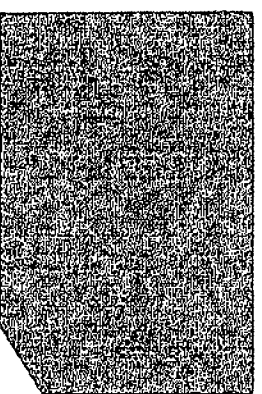
**Put Down Roots HGSW2151 / Creamy HGSW4033 /
Wormwood HGSW1505**



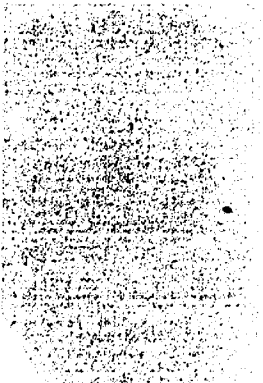
**Tynewood HGSW2442 / Pink Phenomenon HGSW3047 /
Carlsbad Bluff HGSW3045**



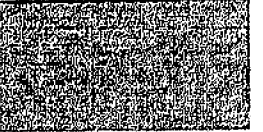
**Olive Tapas HGSW3211 / Pulpwood HGSW3207 /
Hollingsworth Belge HGSW3175**



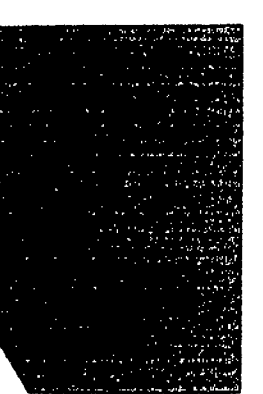
**Fireweed HGSW2061 / Himalayan Salt HGSW4045 /
Universal Khaki HGSW3185**



**Restorative HGSW3312 / Pure Silk HGSW4008 /
Into the Gloaming HGSW2455**



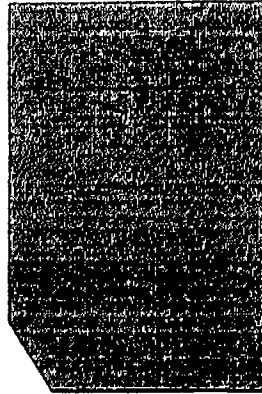
**Dying Ember HGSW3041 / Quiet Moments HGSW3076 /
Market Mushroom HGSW3084**



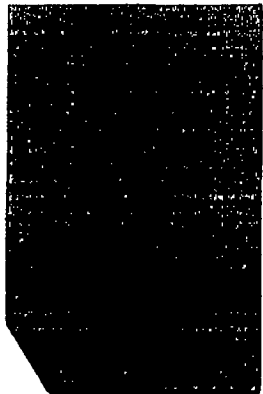
**Past & Present HGSW3361 / Talc Powder HGSW4050 /
Craggy Desert HGSW3134**



Saguaro Cactus HGSW2221 / Butcher Paper HGSW2153 / Back to Basics HGSW2157



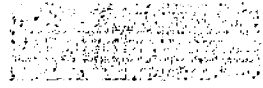
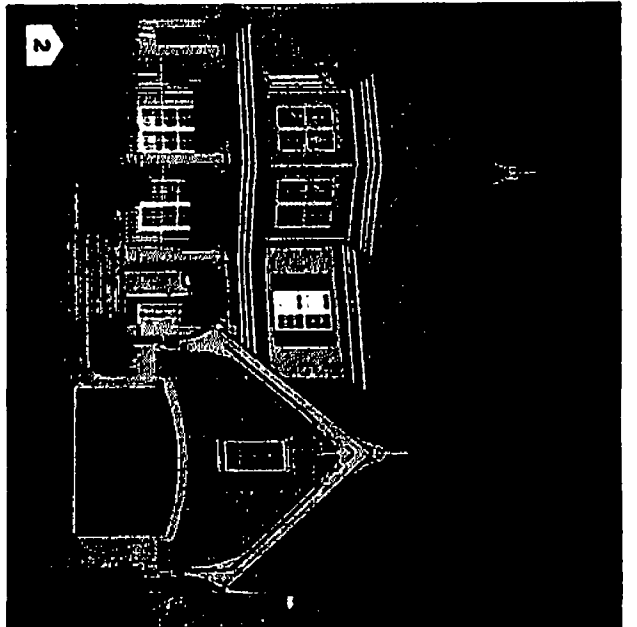
Obsidian Glass HGSW1502 / Cape Ivory HGSW4040 / Grecian Gold HGSW2174



Buckwheat Brown HGSW3461 / Softly White HGSW4074 / Proper Gold HGSW2163



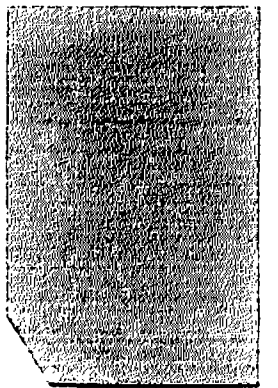
Stone Statue HGSW2462 / Ball & Twine HGSW3456 / Outerbanks HGSW3454



Doyle Gold HGSW2146 / Swan Pointe HGSW4041 / Meadow Sage HGSW3244

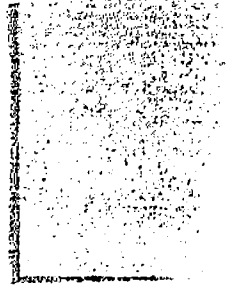


Black Stone HGSW3371 / Pure Linen HGSW4043 / Highland Grey HGSW2444
Featured on front cover / Aparece en la cubierta

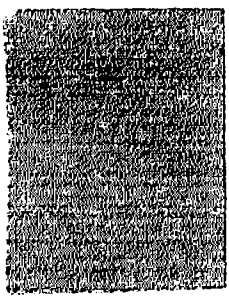


Mushroom Tint HGSW2494 / Calico Cream HGSW2497 / Ocean's Side HGSW3356

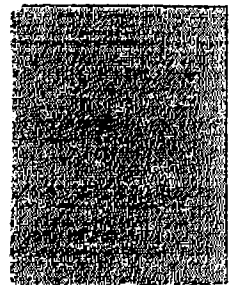
Epoxy Driveway Colors:



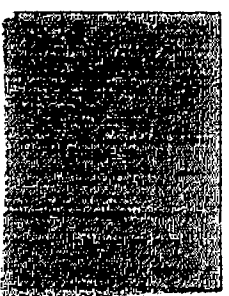
#919 New Concrete



#925 Taupe



#921 Armor Gray
Available in 1/2" or 1/4" thickness



#928 * Ice Blue

*** Note: Ice Blue Driveways is only allowed with Blue house colors.**