

## Talnuck Owners Association - Aesthetic Guidelines

Purchasing a home in a community association offers many advantages to the homeowner, but at the same time may impose some restrictions. It is the objective of Talnuck to be preserved in a manner consistent with the highest standards of a beautiful, serene, private, residential community for the benefit of the Co-owners and all persons interested in the neighborhood.

No Co-owner shall make alterations in exterior appearance or make structural modifications to any Unit (including interior walls through or in which there exist easements for support or utilities) or make changes in any of the Common Elements, limited or general, without the express written approval of the Board of Directors & active Architectural Control Committee. Requests must be submitted to The Highlander Group, using a Request for Architectural Modification submission form. Failure to comply may result in violation/fines or requests seeking compliance.

With this, the Association would like to remind co-owners of the approved color schemes, roofing material, paint & stain colors within Talnuck Owners Association. Amendment or substitution of the provided color designs does not adhere to the original development plan for the Talnuck neighborhood. Please see below for more specific information.

All condos on Oakhurst Ridge Rd, Talnuck Ct plus 7203/7207, 7204/7208 Ardsley Lane & 4013/4017 Ardsley Ct. Exclude 4623,4617,4611 ORR

Condos with bronze exterior window frames:

- Roof: Certaineed Landmark Shingles – Colonial Slate
- Exterior Paint: Sherman Williams #7504 – Keystone Gray
- Front Door: Minwax Gel Stain – Mahogany

Condos with beige exterior window frames:

- Roof: Certaineed Landmark Shingles – Heather Blend
- Exterior Paint: Sherman Williams # 7549 – Studio Taupe
- Front Door: Minwax Gel Stain – Mahogany

All condos on Ardsley Lane & Ardsley Ct plus 4623, 4617, 4611 ORR. Exclude 7203/7207, 7204/7208 Ardsley Lane & 4013/4017 Ardsley Ct

- Roof: Tamko Heritage 30 year – Aged Wood
- Exterior Paint: Sherman Williams #7504 – Keystone Gray
- Front Door: Minwas Gel Stain – Mahogany
- Shutters: Spanish Moss, Black or Wine Stone

Decks must be a “natural” color matching your condo.

The paint was originally Sherwin Williams but any paint brand name is permitted with appropriate color matching, which is easily done at most paint centers.

These restrictions are not meant as an inconvenience or invasion of your freedom, but rather guidelines to maintain harmony and cohesive aesthetics within the community.

Your understanding is greatly appreciated.

Talnuck Board of Directors-