

LANTANA RANCH HOMEOWNERS ASSOCIATION

PO BOX 62073

PHOENIX, AZ 85082-2073

(602) 433-0331

April 10, 2012

RE: Deteriorating Paint of House – Lantana Ranch HOA. CC&R's: Art.8, Section 8.2).

Dear Homeowner,

The paint on the wood trim and stucco fascia of your Single-Family Home has been deteriorating for some time, and the Association has become aware of the fact that the deteriorating condition of the houses in the association may be affecting property values. In addition, the association has noted the need for the painting of the homes in the Lantana Ranch HOA in their quarterly newsletter for the past year.

Therefore, the Lantana Ranch Homeowners Association will require you to repaint your house. Please note that the association's CC&R's require that all homes be maintained as per the following provision:

CC&R Article VIII Section 8.2 Lot Owners' Responsibility.

"All buildings, Residences, landscaping and other improvements shall at all times be kept in good condition and repair."

The association will require that your house be repainted no later than December 31, 2012.

Please note you must repaint the house the same color as it is currently. If you wish to repaint with a different color, you must submit an ARC form for review and approval.

Currently, the association has partnered with both the Frazee Paint Company as well as the Dunn-Edwards Paint Company to provide the approved paint colors for the association. Contact information for both paint companies is included with this letter.

Please contact me if you have any questions.

Thank-you.

Sincerely,
For the Architectural Committee

Joseph Lankowski, CMCA, AMS, CAAM.
Cornerstone Properties, Inc.

Encl: ARC Form.

APPROVED FRAZEE EXTERIOR PAINT COLORS

The board directors along with Frazee Paint Store have put together a color palette book that contains 68 color schemes with 12 of those color schemes being new.

You can browse through the Lantana Ranch Color Palette in one of two ways. Going to the Frazee Paint Store located at 7200 W. Chandler Blvd. (I-10 and Chandler Blvd.), or by calling property manager Joe Latkowski at 602-433-0331. We have an account number with Frazee to provide home owners with a discount on purchases made at the store.

As a home owner you have two choices when painting the exterior of your home.

- ! Paint the exterior of your home the original color scheme and you can obtain that information through Fulton Home Customer Service by calling (480) 753-6789.
- ! Choose a different exterior color scheme from the Lantana Ranch HOA color palette book.

If you are choosing a color scheme other than the original you will need to submit an Architectural form with the new color scheme number/elevation, paint color/number for stucco body/garage door, paint color/number for the fascia/front door (if applicable), and paint color/number for the stucco pop outs. If you are staying with the original color scheme no Architectural form is required. If you have any questions please call Joe Latkowski at 602-433-0331.

Lantana Ranch

Courtesy Discount

Provide this account number and save up to 37% off LIST PRICE on Dunn-Edwards manufactured paint products: 188544-000

Approved Colors Available Online!

The Lantana Ranch approved color palette is available online on our **Color Archive**. You can view and download approved color schemes for your association, as well as order complimentary color samples via mail.

Lantana Ranch is located in Chandler, AZ 85249. To access Color Archive and your community's color palette, go to:
www.dunnedwards.com

The closest stores located near your neighborhood are:

Chandler

Dunn-Edwards Paints
2190 W. Chandler Blvd.
Chandler, AZ 85244
Phone (480) 899-4141

Val Vista

Dunn-Edwards Paints
1514 E. Ray Road.
Gilbert, AZ 85296
Phone (480) 857-2647

Color-Ark®

HOA Color Archive

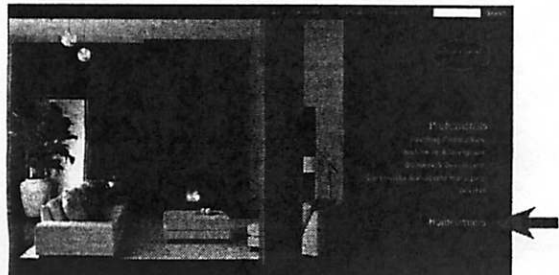
Approved Colors Now Online!

FEATURES & BENEFITS

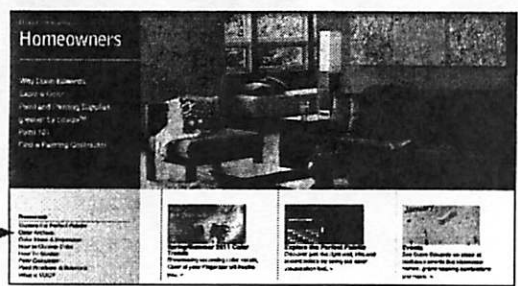
- ❖ Color-Ark® archives approved color schemes of projects painted with Dunn-Edwards products and colors
- ❖ Everything is online, making the process of managing color scheme approvals easier
 - View and download approved color schemes for your association or commercial property
 - Order color chips of your approved color schemes
 - Convenient and easy to use with access to color schemes, 24 hours a day, 7 days a week

HOW TO ACCESS

- ❖ Go to: dunnedwards.com and click on **Homeowners**



- ❖ Then click on **Color Archive**




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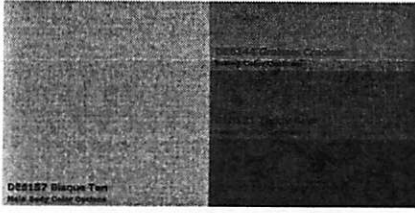
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Westridge

SUBDIVISION: Westridge
LOCATION: La Habra, CA, 90631
28

BUILDER
WEBSITE:





NOTES TO HOMEOWNERS:
Fascia color will also be used as the trim and garage door color.

COLOR DISCLAIMER: These color chips are produced as accurately as possible; however, actual paint colors may vary from these samples and from batch to batch. Paint colors are affected by many factors, including lighting, age, type of finish, type of surface, and adjacent colors. Some colors may require more than one coat for complete coverage. If final color appearance and color matches are critical, paint should be sampled on the actual surface before full application. Application of the paint constitutes acceptance of the color. Dunn-Edwards assumes no responsibility for color after application.

Courtesy Discount

Available on Dunn-Edwards manufactured paint products.


XXXXXX-XXX

CONVENIENT DUNN-EDWARDS STORE LOCATIONS

<p>Whittier 14076 S. Whittier Blvd. (832) 949-0822</p>	<p>Pico 1372 E. Pico Blvd. (714) 973-1323</p>	<p>Buena Park 7340 Orangewood Ave. #A-2 (714) 876-1748</p>
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COLOR USE ADVISORY: The color schemes presented are based on original color specifications approved by your community. Your community's color standards may have changed. Before undertaking your painting project, it is recommended that you seek approval of your color selections from the appropriate governing body for your community.

(888) DE PAINT
dunnedwards.com



THE #1 CHOICE OF PAINTING PROFESSIONALS®

Download your approved color scheme

Please contact your local Dunn-Edwards Property Services Representative if you have any questions.



THE #1 CHOICE OF PAINTING PROFESSIONALS®