



## RIVER VALLEY RANCH

### RIVER VALLEY RANCH MASTER ASSOCIATION (RVRMA) BLOCK F AND BLOCK A PAINTING CONTRACT INCLUSION POLICY

The River Valley Ranch Master Association (RVRMA) has a declaration of protective covenants, bylaws and rules and regulations. Article 9.9 of the Declaration (*Power to Adopt Master Rules and Regulations*) empowers the Board of Directors to adopt, amend, repeal and enforce such Master Rules and Regulations as the Executive Board may consider necessary, desirable, or appropriate with respect to the operation of the master Association.

As per Section 3.3(b) of the Amended and Restated Master Declaration of Protective Covenants for River Valley Ranch whereby the Master Association is responsible for periodically repainting the residences in Tracts A (The Settlement) and F (Old Town); The Executive Board deems it necessary to adopt a policy for inclusion of incidental exterior wood or composite building material minor repair and/or replacement to be included in the Contractor's Scope of Work and contract in provision of painting services. Therefore the following policy and procedure will govern the residences in Tract A (The Settlement) and F(Old Town).

#### THE POLICY AND PROCEDURE

There may be a \$750 wood or composite material repair and/or replacement allowance allocated to any homes receiving service during the term of a contract. The allowance is strictly intended for work that is incidental to effective performance of the paint contract. The allowance is not intended for wood repairs identified during the annual pre-contract scope review. Any wood or composite material repair and/or replacement identified during the annual scope review will be the Owners responsibility prior to provision of paint services.

The Executive Director will coordinate wood or composite material repair and/or replacement work identified in the annual pre-contract scope review with those Owners prior to provision of paint services.

The Contractor will submit estimates for each home's repair/replacement for the Executive Director to review and approval prior to commencement of work. If the estimate for the repairs exceeds the \$750 allowance, then work will cease and desist immediately on that home and the Owner will be noticed of the repairs required that must be performed at their own expense prior to commencement of painting services. If the work exceeds the \$750 allowance, the Owner could then receive a \$750 credit for performance of this work only by the Owner or the Owner's Contractor. Upon completion of the work that is approved within the allowance, the Executive Director will inspect the work and confirm it is



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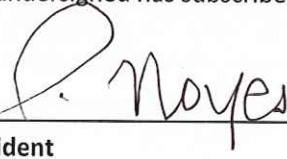
consistent with the scope and the estimate. The material repair/replacement work will be billed on a time and materials basis not to exceed the \$750 allowance and as approved by the Executive Director.

The Board of Directors may consult with the Old Town and Settlement Advisory Committees as it deems appropriate and necessary in this process.

This policy and procedure may be amended from time to time by the Board of Directors.

### PRESIDENT'S CERTIFICATION:

The undersigned, being the President of the RVRMA certifies that the foregoing resolution was adopted by the Board of Directors of the RVRMA at a duly called and noticed meeting of the Board of Directors held on this date 26 day of June, in the year 2013 and in witness thereof, the undersigned has subscribed his/her name.

  
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RVRMA President

June 26, 2013  
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Date adopted