

EXHIBIT III

House Painting Guidelines

The Sand Lake Point Homeowner's Association has established guidelines for exterior house painting to maintain and improve the "curb appeal" of our community. These guidelines work in concert with our community's Declaration of Covenants, Conditions and Restrictions to provide everyone assistance in choosing appropriate exterior house colors. These guidelines are effective October 14th, 2008 and apply to house painting applications to the Architectural Control Committee after that date. These changes were necessary to help us comply with changes in Florida law.

The Homeowner's Association (HOA) wants to encourage use of a variety of exterior colors that compliment your home. To accomplish this, the HOA, has established a Color Palette with a variety of home Body colors with coordinating Trim and Accent colors. The Color Palette has been updated and revised as of August 20, 2020.

Tips:

- Use colors that compliment the particular style of your home, your roof color as well as your brick, stone or paver color.
- Use all three colors – Body, Trim and Accent colors. The Accent can be used for your front door, drip edge, etc. Your garage door(s) should be painted the same color as either the home Body or Trim color

Color Palette Requirements:

- 1) You must choose a Body colors provided in the Community's approved Color Palette. The matching Trim or Accent color that goes with the Body color can be chosen. Alternate Trim or Accent colors can be chosen, but they must appear in the Color Palette brochure.
- 2) The approved Color Palette can be obtained by contacting our Property Management Company.
- 3) The Body and Trim colors can be interchanged. For example a Trim color in the brochure can be used as the main house color with the matching Body color used as trim.
- 4) The color combination you chose from the Color Palette must be submitted to the Architectural Control Committee (ACC) for final approval. Disapproval can be based on any grounds, including purely aesthetic reasons even though the colors chosen appear in the approved Color Palette.
- 5) Any paint brand may be used as long as it matches the color chip in the Color Palette.