

RESOLUTION 2026-08-19
ADOPTING THIRD AMENDMENT TO RULES AND REGULATIONS
REGARDING EXTERIOR PAINTING RULES AND REGULATIONS

WHEREAS, the **WESTOWN METROPOLITAN DISTRICT**, a quasi-municipal corporation and political subdivision of the State of Colorado (“District”) was organized to provide various services, including design review and covenant enforcement, in and around Westown Townhomes and Condominiums development, in Jefferson County, Colorado (the “Development”); and

WHEREAS, pursuant to the Declaration of Covenants, Conditions and Restrictions for Westown recorded with the Jefferson County Clerk and Recorder on September 21, 2016 at Reception No. 2016095555 (the “Declaration”) the District has authority to determine architectural review, design guidelines and maintenance responsibilities for real property within the District (the “Property”); and

WHEREAS, the Board of Directors of the District (“Board”) desires to amend the Architectural Control Procedures and Design Guidelines dated November, 2018, as amended (the “Guidelines”), regarding exterior painting rules and regulations; and

WHEREAS, upon the effective date of this Resolution, the Owners of Units shall be eligible to apply to the Architectural Review Committee (“ARC”) to paint the exterior of his or her building in accordance herewith.

NOW, THEREFORE, it being in the best interests of the District and the Owners, and in furtherance of the health, safety, welfare, and convenience of the District, the Development, inhabitants and taxpayers, the Board of Directors of the Westown Metropolitan District, Jefferson County, hereby resolves as follows:

1. The Board hereby amends Section 4, subsection B, by deleting the paragraph titled **PAINTING** and replacing it in its entirety with the policy attached hereto as Exhibit A.

RESOLVED AND EFFECTIVE THIS 19th day of August, 2026 and is attested to by the President and Secretary of the Westown Metropolitan District.

WESTOWN METROPOLITAN DISTRICT

Cindy Baldwin
Cindy Baldwin (Aug 21, 2026 17:20:11 MDT)

President

ATTEST:

Brittany Palan

Secretary

EXHIBIT A

Exterior Paint Rules and Regulations

Westown Metropolitan District

1. Purpose; Architectural Review and Approval Required

The purpose of these Exterior Paint Rules and Regulations is to maintain consistency throughout the community. All exterior paint projects require prior written approval from the Architectural Review Committee (“ARC”) before any work begins.

2. Approved Resident Paint Guide

To maintain consistency throughout the community, only paint schemes contained within the officially adopted Westown Century Communities Resident Paint Guide (the “Resident Paint Guide”) shall be approved. Doors, door trim, window trim, and garage door trim may be repainted without ARC approval provided that the Owner repaints with the same color and that such color is in accordance with the Resident Paint Guide.

The official Resident Paint Guide shall be available at this [link](#) maintained by the Metro District.

3. Submission Requirements

Applications for exterior paint approval shall include:

- Completed ARC application form
- Identification of the assigned paint scheme from the Resident Paint Guide
- Manufacturer name and color codes
- Identification of desired contractor
- Identification of where each color will be applied
- Current color photographs of the home
- Photographs of adjacent homes if requested by the ARC

Additional information, renderings, or samples may be requested by the ARC if necessary for review.

4. Review Criteria

The ARC shall review submissions based upon consistency with the Resident Paint Guide and compliance with these Rules and Regulations.

5. Maintenance Requirements

All exterior painted surfaces should be maintained in good condition. Faded, peeling, chipped, cracked, or deteriorated paint must be repaired or repainted promptly.

The Metro District or ARC may require repainting where exterior conditions materially detract from the appearance of the community and will provide notice to the Owner in such event (the “Repainting Notice”). In the event that the Metro District or ARC requires repainting, an application shall be submitted within sixty (60) days for ARC review and repainting shall commence no later than twelve (12) months from the date of the Repainting Notice.

6. Enforcement

Failure to obtain required ARC approval prior to painting may result in violation notices and/or fines as permitted by governing documents

7. Authority

These Rules and Regulations are adopted pursuant to the authority granted to the Metro District and/or Architectural Review Committee under the governing documents of the community and may be amended from time to time.

AMEND AGENDA - 2026 Resolution Adopting Amendment to Design Guidelines - Exterior Painting - WMD(11776180.1)

Final Audit Report

2026-08-21

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