

## **PAINING, EXTERIOR**

### ***Approval Required***

1. Natural or synthetic cedar shake shingles may be painted white, the same color as the siding of the home, or the color of natural cedar shake shingles with color range from dark brown through the various shades of weathered cedar shingles. When natural cedar shake shingles are being painted, a high-hide oil base cover stain (for example Zinsser) must be used first. This seals the shingles and prevents tannin bleed from the cedar. Duplexes or four-plexes should all be painted the same color at the same time. Foundation paint must match the color of the siding. Painting and maintenance is at the homeowner's expense.
2. A MAXIMUM OF THREE COLORS may be used on the exterior of a home, including the color of the siding, but not the color of the façade (brick, cedar shake shingle, etc.) or the roof. Two shades of the same color (dark/light blue, beige/brown, etc.) are considered two colors. The color of the roof should match one of the three colors or blend with the colors.
3. On single-family homes, approved door replacements that do not match the color of the replaced door must be painted according to the schedule provided in item #5, below. Garage door may be of a color different from other doors, but should blend with the existing color scheme.
4. On multi-family homes, all exterior entry doors must be painted at the same time, according to the schedule provided in #5, below, and with the same color. Garage doors may be painted a color different from other doors but should match each other and blend with the existing color scheme. When replacing a garage door, if a close match to the existing garage door color is not available, white is an acceptable alternative. It is the responsibility of the owner(s) wishing to change color to obtain identical ARC applications from the other owner(s) and to pay for any additional or off-schedule painting.
5. Any approved color change must be accomplished within 30 days of approval if the change is between April 1<sup>st</sup> and August 31<sup>st</sup> and 90 days if the change is approved between September 1<sup>st</sup> and March 31<sup>st</sup>.
6. The Board of Trustees may waive charges for the painting of replacement doors: if the doors are part of the original residence, are to be painted the same color, and are replaced within 30 days of the month the residence is to be repainted by the HOA.