

# THE ESTATES FIELDSTREAM HOMEOWNERS ASSOCIATION

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## House Painting Guidelines

(Rev. 6 – Approved on May 4, 2016)

The Architectural Review Committee (ARC) has established the following guidelines for house painting. Homeowner must complete and submit the “House Painting Application” to the management company. The application shall include paint color swatches and shall note the location (body, trim, accent/front door, keystone, distinctive features, and garage door) of where each color is to be used.

Only color combinations from the Approved Paint List will be considered.

Approval is required to repaint a previously approved color scheme.

**BODY:** All of the house body must be painted the same color.

**TRIM COLOR:** May be painted either the trim color on the Approved Paint List or white.

**KEYSTONES:** May be painted either the color of the body, trim, or accent (door) but a fourth color may not be used for the keystones or distinctive features.

**FRONT DOOR/ACCENT:** On the Approved Paint List, the Accent color refers to the color for the Front Door. Your front door may be painted either the accent color on the Approved Paint List or white.

**GARAGE DOOR:** May be painted either the house body color or the trim color.

**DISTINCTIVE FEATURES** May be painted the color of the trim or body.

Sherwin William paint is NOT REQUIRED but paint from other sources must be the same color.

No house will be painted the same or shaded variation of color as either adjacent house.

Color swatches are part of the application and will not be returned to the homeowner.

### **DEFINITIONS:**

**HOUSE BODY** is the main part of the house (exterior walls) including the window sills, unless the sills are part of the decorative elements around the window

**TRIM** is the exterior attachments, soffits, gutters, downspouts, and fascia.

**ACCENT** is the front door. On the Approved Color Combination list, the front door is considered the accent color.

**DISTINCTIVE FEATURES** are features that add architectural interest to the house. For example, decorative elements above or around a window or door, quoins (L-shaped pieces on the corners of a home), trims around a pillar, etc.

**KEYSTONES** are the wedge-shaped piece at the top of your windows.

Note: The ARC has the right to refuse (disapprove) applications that are not considered suitable or desirable, for aesthetic or any other reason. If disapproved, the ARC will provide written rationale for disapproval and request that the homeowner resubmit the application.

Upon the completion of the project, the ARC or Board of Directors has the right to compare the applied colors to the submitted color swatches for compliance. Any deviations from the approved application will be required to be corrected at the homeowner's expense.

***Our Mission:***

***To promote and protect the desirability of our neighborhood through a commitment of continuous improvement.***

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