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Stonebridge Revised Color Palettes and Scheme Recommendations

- Since the 2010 Stonebridge Annual Meeting, the Association has worked with a color designer from Kwal Paint to identify a selection of earth-toned colors representing more updated palettes that would also align with recent selections by Stonebridge Owners. The impetus for this work is to ensure we maintain the high property values in our community, meet the desires of our neighbors to update their homes, ensure the new colors blend with existing colors, and to facilitate a more efficient review process for Owner requests.
- In 2010, the volume of custom paint requests, coupled with the increase in applications for maintenance due to the hail storm, created frustrating delays in reviewing applications and completing home improvements. The Association Board and Architectural Review Committee (ARC), comprised of volunteers and several new members, expect that there may even more Owner paint requests in 2011. We encourage Owners to consider the value of the design expertise which has gone into selecting the new palettes, and to choose new home colors from these approved palettes.
- The proposed color book has been shared with various Owners over the last several months through informal meetings with neighbors and we want to open the proposed palettes to the full community for review.
- **Please review the book and input your comments on one of the included comment forms.**

Recommendations and Board/ARC Comments

This section highlights key decision elements Owners should consider in repainting. These will be added to the Stonebridge Architectural Guidelines in the next revision.

Definitions:

Phase 1 refers to the paint palettes originally approved for those homes in Stonebridge from the entry monument to the point where Eagle Ridge Drive crosses the playground gully just south of 19070 ERD and all relevant side streets. **Phase 2** refers to the paint palettes originally approved for those homes south of the playground gully until exiting the community on Crawford Street at Tripp Drive and all side streets within. **Phase 3** refers to a new group of palettes developed in coordination with a professional designer that are being added to the approved Stonebridge color palettes.

1. **The Phase 2 and the new Phase 3 color palettes will be available to Owners wishing to paint their homes.**
 - The Phase 1 colors will be removed from the approved color palette choices, except for homes already painted with Phase 1 colors. Those homes can be repainted their existing Phase 1 colors, but only the existing Phase 1 color that is currently on the house. The Phase 1 Color Book will remain at ACM for these Owners as a resource.
 - Rationale: Allowing all the colors in the current selection leaves too much variety in the approved list. Additionally, many Owners like their current color and we did not want to limit Owners in the community from repainting in colors from the original palettes; this is the most flexible approach. Though some associations force Owners to use the new palettes to ensure an update of the community appearance, we did not feel this was appropriate for Stonebridge.
2. **Owners selecting palettes from the approved palettes should benefit from a more streamlined decision making process from the ARC.**

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- ARC will need to verify that paint will match stone, brick or other home features prior to approval.
- In some cases, the homeowner may be asked to paint samples on house prior to approval.
 - Rationale: In the past, the ARC has spent much time reviewing the custom paint requests of Owners. By selecting from the approved palettes and benefiting from the expertise of the Kwal designer, the ARC expects the decisions on paint palettes for Owners to be completed more quickly and efficiently in the future. In addition sample completed applications will soon be available on the Stonebridge website to help owners submit a complete application. Paint chips are not required to be submitted if the approved palettes are used.

3. Custom paint palette requests will continue to be considered by the ARC.

- Although Owners may request custom palettes be approved for their home, Owners requesting custom colors should expect the approval process to take longer than if seeking approval for a palette from the approved palettes.
 - Rationale: Owners are encouraged to consider the approved palettes and take advantage of the expertise already provided by the designer commissioned by the Association. The consideration of custom palettes can be quite complex and slow down the approval process for all Owners, as was experienced in 2010 with the high volume of ARC applications for painting and other improvements. We anticipate a high volume of applications again in 2011, as only about 30% of our Owners have repainted and the paint life on many homes is nearing its end. The Association did not want to eliminate the option for Owners to request custom paints, but does want to encourage Owners to use the approved palettes, and thus experience the benefit of a streamlined approval process.
- The approval process for custom requests will include the standard completed application, submission of color chips/charts to the ARC and a detailed confirmation of the paint scheme proposed (i.e., the specific proposed locations of color placement on the home)
- Owners will be required to paint samples on their home for review by the ARC if the proposed palette and scheme are initially acceptable to the ARC. Samples should be approximately 3' x 3' (3" for trim), with two coats of paint, and painted in their respective locations on the home adjacent to the stone or masonry so that the homeowner and ARC can review how the colors will match and appear in various lighting.
- The ARC will be retaining the ongoing services of a color expert for advice and counsel on proposed colors to ensure the continuity and appearance of the neighborhood. If the ARC requires additional input on a proposed custom palette, ARC may enlist the advice of a color expert and the relevant fees will be paid by the Owner. Use of the color expert will be at the discretion of the ARC; the ARC still retains the responsibility for the final approval.
 - Rationale: The Association considered requiring this designer consultation for each custom paint request but felt that it would be too burdensome on our Owners and also an unnecessary step in most cases. On the other hand, experience has shown that the ARC could have benefited from the advice of a color expert before approving some past custom color requests.
- Owners with previously-approved custom colors on their home must reapply to repaint those colors, and these requests will again be treated as custom paint requests.
 - Rationale: Though colors similar to recent Owner selections were included in the proposed palettes, the application process ensures that the Association can ensure the

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cohesive appearance of our community as trends change and we gather more experience with the new phase 3 paint palettes.

4. **Generally, we will keep the current 4 color scheme of different colors for the body, garage, trim, and front doors (paint/stain):**
 - Eaves/Soffits should match the body color.
 - Optionally, Owners may choose to paint their garage door the body color. If so, this choice should be stated on the ARC request.
 - Rationale: This approach provides some variety in the neighborhood, while also providing some flexibility for Owners and being consistent with the original paint schemes.
 - Optionally, Owners may apply to paint accents a 4th color. This will be reviewed by ARC as a custom request (see the custom process outlined above). Accents must be separated by a defining feature or unique material. (e.g. insets in columns, keystones, scalloped siding, etc.). Owners may not introduce a 5th color to their palette.
 - The application must include specifics as to the location and color of the accents before painting. This may include a picture of the home or sketch with the location and color indicated.
 - Rationale: Because each house is different, accent color requests will be treated as custom requests.
 - Metal surfaces on the home should be painted to match the adjoining material on the home. Specifically: Drip edge – Trim color; Flashing – Body color; Body Vents – Body color; Roof Vents – Roof or body color depending on location (appropriately colored non-painted metals are also suitable)
5. **The same color palette cannot be used more frequently than on every fourth house.**
 - Owners must take into consideration the two houses on either side of their house and select a different color palette when considering paint colors.
 - Houses touching the rear of a property do not apply (since they are on different streets), nor do houses in a line but separated by open space.
 - Rationale: The wording on this subject in the current guidelines has been confusing and requires clarification. In order to ensure a certain amount of diversity in the appearance of the neighborhood, the Association does not want nearby houses to have identical color palettes. With the new Phase 3 colors, there are a variety of color palettes to choose from without unduly limiting an Owner’s choice of colors for their own house.
6. **As per the current declarations, Owners conducting small paint repairs or touch-ups in the approved palettes are not required to submit an application to the ARC before beginning work.**
7. **As per the current declarations, Owners repainting in the same colors from the approved palettes are not required to submit an application to the ARC before beginning work.**
 - However, to eliminate any confusion by the Property Management company inspector/driver, Owners should notify ACM via email or in writing of the intention to repaint. This will eliminate misunderstandings and unnecessary ‘stop work’ orders. Homeowners are responsible to ensure the paint is matched to the samples on file at ACM. The Phase 1 and Phase 2 palettes are available at ACM for review and lists of the Phase 1 and 2 palettes will be posted on the Stonebridge website.

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- However, due to the variances between paint manufacturers attempting to match other brands, a change in paint manufacturer will be treated as a custom request. Paint matches across manufacturers are not always successful and can have a significant impact on the final color of your home. Kwal is the manufacturer for Phase 1 and Phase 3. Sherwin-Williams is the manufacturer for Phase 2.

Summary of Application Considerations for Owners

Planned painting	ARC requirements (references to paragraph above)
A. Small paint repairs or touch-ups	No ARC application required. See #6
B. Repainting home in exact same house colors and brands from approved palettes, in exact same scheme/locations	No ARC application required but notify the Management Company before beginning. See #5 & 7
C. Repainting home in exact same house colors in exact same locations, but using a previously-approved custom color	ARC application required. There are no guarantees that a previously-approved custom color will be approved again. See #3
C. Repainting home in exact same Phase 1 house colors in exact same scheme/locations	No ARC application required. See #1 & 7
E. Repainting home in different Phase 1 house color	Not allowed. See #1
F. Repainting home in same house colors in exact same location, but using different paint brand (e.g., Behr instead of SW)	ARC application required. See #7
G. Repainting home in approved color palette selected from Stonebridge paint books.	ARC application required, but streamlined process. ARC will need to verify that paint will match stonework or brick prior to approval. In some cases, the homeowner may be asked to paint samples on house prior to approval. See #2
H. Repainting home in approved color palette selected from Stonebridge paint books, but requesting use of accent colors.	ARC application required. See #4
I. Repainting home in new, custom colors, different from those in the approved Stonebridge palettes.	ARC application required. Owner will provide color samples first, then if initially acceptable to ARC, paint samples on the home. ARC may involve Stonebridge color expert at additional cost to Owner. This will likely be a more lengthy process from initial request to approval or denial than applications for approved palettes. See #3