

LONE MOUNTAIN QUARTETTE COMMUNITY ASSOCIATION EXTERIOR PAINTING AND COLOR PALETTE STANDARDS AND GUIDELINES

INTRODUCTION

Community Color Palette - The Board of Directors has adopted a color palette for the exterior painting of units which includes the original color palette established by the developer in addition to new color schemes added and approved by the Board of Directors. The color palette is attached to these standards and guidelines as **Addendum A**. Included with the color palette is a list by address which specifies the original builder color scheme of each unit. This list is attached as **Addendum B** to these standards and guidelines. The Exterior Painting and Color Palette Standards and Guidelines (“Guidelines”) were developed with the assistance of a retained professional to ensure that the Guidelines are consistent with the aesthetics and look of the community.

GUIDELINES

1. When selecting a color scheme for the unit exterior, owners have two options. Owners may either repaint their units using their original exterior colors as designed by the builder or select one of the new color schemes provided. *See Addendum A*.
2. Adjoining units must be painted using the same color scheme. **At least thirty (30) days prior to the commencement of unit painting, each adjoining unit owner must submit a Painting Notification form (Addendum C) to the Board of Directors.** The painting notification form is required to verify that the adjoining neighbor is aware of, and agrees to the color scheme selected by the adjoining unit owner. When adjoining unit owners are in agreement as to the selection of a color scheme, the adjoining unit owners must paint the exterior of their unit within one hundred eighty (180) days of each other. Alternatively, if adjoining unit owners cannot agree on a scheme from the new color palette, they must repaint using the original color scheme from the developer palette. In the event a dispute arises between adjoining unit owners regarding the selection of a new color scheme, the unit owners may request an informal meeting with the Board and/or ARC committee to assist in resolving the dispute.
3. After a unit owner has completed painting of their unit, the Association may inspect the unit to verify that the unit has been painted the color scheme specified on the painting notification form.
4. Neighboring units must alternate color schemes. For the purpose of these Guidelines “neighboring units” shall be defines as any unit on the same side of the street, directly in front of or behind the unit being painted”.
5. If a unit owner would like to use any color not specified on the community color palette, or a different combination of colors then specified on the community color palette, the unit owner must submit a written variance request for approval by the Board of Directors.
6. Garage doors must be painted to match the main body color of the unit.

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7. Any exterior wiring/conduit attached to the unit exterior must be painted to match the main body color of the unit.

8. All exterior painting must be completed in a workman like manner.

9. Iron fencing on an Owner's lot must be painted in color DE 6389 Fallen Rock.

10. The Board shall have the right to determine that a unit owner has failed to properly maintain their unit, and exterior painting is required. At the Board's discretion the Board may utilize the services of a professional to assist in making the determination that a unit requires exterior painting. In cases where the Board has determined that the unit exterior requires painting, the unit owner must repaint the entire exterior of their unit. Once a determination has been made by the Board that the exterior of a unit must be painted the Association shall provide the unit owner with written notice of that determination and set the matter for hearing before the Board. Subject to any agreed upon procedures or variances following the hearing with the Board, the unit owner shall have one hundred and eighty (180) days to paint the exterior of the unit.

11. When determining when a unit requires exterior painting, the Board of Directors shall use the following criteria:

- a. Noticeable signs of fading, discoloration or stains;
- b. Flaking, bubbling, chipping, peeling or cracking paint;
- c. Rust on any exterior metal surface.

This resolution of the Board of Directors has been duly adopted at the _____ 2018,
Board of Directors meeting.

Board Member Signature: _____

Position: _____

Board Member Signature: _____

Position: _____

ADDENDUM A

COMMUNITY COLOR PALETTE

New Color Schemes

All colors are Dunn-Edwards Paint

Scheme 1

- | | | |
|----|------------------------|--------------------------------------|
| 1. | DET 625 Reclaimed Wood | Main Stucco, Fascia and Garage Door |
| 2. | DEW 336 White Sand | Secondary Stucco |
| 3. | DET 654 Crème Fraiche | Front Door, Shutters & Iron Railing |
| 4. | DE 6392 Mink | Decorative Iron Accents (Cross Bars) |
| 5. | DE 6389 Fallen Rock | Iron Fence along street |

Scheme 2

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|----|-----------------------|--------------------------------------|
| 1. | DE 6150 Gourmet Honey | Main Stucco, Fascia and Garage Door |
| 2. | DE 6214 Pigeon Gray | Secondary Stucco |
| 3. | DE 6130 Wooded Acre | Front Door, Shutters & Iron Railing |
| 4. | DE 6392 Mink | Decorative Iron Accents (Cross Bars) |
| 5. | DE 6389 Fallen Rock | Iron Fence along street |

Scheme 3

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|----|------------------------------|--------------------------------------|
| 1. | DET 6165 Toasted Marshmallow | Main Stucco, Fascia and Garage Door |
| 2. | DEW 336 White Sand | Secondary Stucco |
| 3. | DET 595 Rhythm & Blues | Front Door, Shutters & Iron Railing |
| 4. | DE 6392 Mink | Decorative Iron Accents (Cross Bars) |
| 5. | DE 6389 Fallen Rock | Iron Fence along street |

Scheme 4

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|----|-----------------------|--------------------------------------|
| 1. | DEW 336 White Sand | Main Stucco, Fascia and Garage Door |
| 2. | DEC 771 Shaggy Barked | Secondary Stucco |
| 3. | DET 459 Red Rooster | Front Door, Shutters & Iron Railing |
| 4. | DE 6392 Mink | Decorative Iron Accents (Cross Bars) |
| 5. | DE 6389 Fallen Rock | Iron Fence along street |

Scheme 5

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|----|-----------------------|--------------------------------------|
| 1. | DE 6214 Pigeon Gray | Main Stucco, Fascia and Garage Door |
| 2. | DEW 336 White Sand | Secondary Stucco |
| 3. | DET 654 Crème Fraiche | Front Door, Shutters & Iron Railing |
| 4. | DE 6392 Mink | Decorative Iron Accents (Cross Bars) |
| 5. | DE 6389 Fallen Rock | Iron Fence along street |

ADDENDUM A

COMMUNITY COLOR PALETTE

New Color Schemes

All colors are Dunn-Edwards Paint

Scheme 6

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|----|---------------------|--------------------------------------|
| 1. | DE 6090 Western Red | Main Stucco, Fascia and Garage Door |
| 2. | DEW 336 White Sand | Secondary Stucco |
| 3. | DE 6214 Pigeon Grey | Front Door, Shutters & Iron Railing |
| 4. | DE 6392 Mink | Decorative Iron Accents (Cross Bars) |
| 5. | DE 6389 Fallen Rock | Iron Fence along street |

Scheme 7

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|----|------------------------|--------------------------------------|
| 1. | DE 6213 Fine Grain | Main Stucco, Fascia and Garage Door |
| 2. | DE 6214 Pigeon Gray | Secondary Stucco |
| 3. | DET 595 Rhythm & Blues | Front Door, Shutters & Iron Railing |
| 4. | DE 6392 Mink | Decorative Iron Accents (Cross Bars) |
| 5. | DE 6389 Fallen Rock | Iron Fence along street |

Scheme 7B

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|----|--------------------------|--------------------------------------|
| 1. | DET 517 Flagstone Quartz | Main Stucco, Fascia and Garage Door |
| 2. | DE 6150 Gourmet Honey | Secondary Stucco |
| 3. | DE 6230 Center Ridge | Front Door, Shutters & Iron Railing |
| 4. | DE 6392 Mink | Decorative Iron Accents (Cross Bars) |
| 5. | DE 6389 Fallen Rock | Iron Fence along street |

ADDENDUM A

COMMUNITY COLOR PALETTE

Existing Color Schemes (Original Builder)

All colors are Dunn-Edwards Paint

Scheme 8

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|----|-----------------------|--------------------------------------|
| 1. | DE 6222 Weather Board | Main Stucco, Fascia and Garage Door |
| 2. | DEC 752 Birchwood | Secondary Stucco |
| 3. | DEC 718 Mesa Tan | Option Fascia |
| 4. | DE 6230 Center Ridge | Front Door, Shutters & Iron Railing |
| 5. | DE 6392 Mink | Decorative Iron Accents (Cross Bars) |
| 6. | DE 6389 Fallen Rock | Iron Fence along street |

Scheme 9

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|----|-----------------------|--------------------------------------|
| 1. | DEC 718 Mesa Tan | Main Stucco, Fascia and Garage Door |
| 2. | DET 638 Sepia Tone | Secondary Stucco |
| 3. | DEC 771 Shaggy Barked | Option Fascia |
| 4. | DE 6230 Center Ridge | Front Door, Shutters & Iron Railing |
| 5. | DE 6392 Mink | Decorative Iron Accents (Cross Bars) |
| 6. | DE 6389 Fallen Rock | Iron Fence along street |

Scheme 10

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|----|--------------------------|--------------------------------------|
| 1. | DE 6123 Trail Dust | Main Stucco, Fascia and Garage Door |
| 2. | DEC 715 Sandal | Secondary Stucco |
| 3. | DE 6068 Cobblestone Path | Option Fascia |
| 4. | DET 459 Red Rooster | Front Door, Shutters & Iron Railing |
| 5. | DE 6392 Mink | Decorative Iron Accents (Cross Bars) |
| 6. | DE 6389 Fallen Rock | Iron Fence along street |

Scheme 11

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|----|------------------------------|--------------------------------------|
| 1. | Custom Color | Main Stucco, Fascia and Garage Door |
| 2. | DE 6388 Smoky Mountain | Secondary Stucco |
| 3. | DEC 759 Hickory | Option Fascia |
| 4. | DET 691 Spiced Hot Chocolate | Front Door, Shutters & Iron Railing |
| 5. | DE 6392 Mink | Decorative Iron Accents (Cross Bars) |
| 6. | DE 6389 Fallen Rock | Iron Fence along street |

Notes - All of the cross-over colors from the original builder list, have been provided by Dunn-Edwards, except with the suggestions noted below. These will not be exact matches, but approximate as the original colors no longer exist and each home has different degrees of fading. GMJ Interior Design is not responsible for these colors. It is highly suggested that these colors be directly compared to the current house colors. These are suggestions to the colors that Dunn-Edwards had as cross-overs. The suggestions have been included in the schemes above. GMJ Interior Design did not compare all of the Dunn-Edwards cross-over colors directly on the homes. The Dunn-Edwards cross-overs are also included below.

ADDENDUM A

COMMUNITY COLOR PALETTE

Existing Color Schemes (Original Builder)

All colors are Dunn-Edwards Paint

Scheme 12

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|----|------------------------|--------------------------------------|
| 1. | DEC 757 Rincon Cove | Main Stucco, Fascia and Garage Door |
| 2. | DET 640 Tawny Owl | Secondary Stucco |
| 3. | DE 6116 Dover Plains | Option Fascia |
| 4. | DET 694 Carmel Mission | Front Door, Shutters & Iron Railing |
| 5. | DE 6392 Mink | Decorative Iron Accents (Cross Bars) |
| 6. | DE 6389 Fallen Rock | Iron Fence along street |

Scheme 13

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|----|-------------------------|--------------------------------------|
| 1. | DE 6124 Whole Wheat | Main Stucco, Fascia and Garage Door |
| 2. | DEC 702 Antique Rose | Secondary Stucco |
| 3. | DE 6122 Dry Creek | Option Fascia |
| 4. | DET 699 Bourbon Truffle | Front Door, Shutters & Iron Railing |
| 5. | DE 6392 Mink | Decorative Iron Accents (Cross Bars) |
| 6. | DE 6389 Fallen Rock | Iron Fence along street |

Scheme 14

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|----|----------------------------|--------------------------------------|
| 1. | DE 6206 Desert Suede | Main Stucco, Fascia and Garage Door |
| 2. | DE 6075 Wood Lake | Secondary Stucco |
| 3. | DE 6208 Tuscan Mosaic | Option Fascia |
| 4. | DET 680 Espresso Macchiato | Front Door, Shutters & Iron Railing |
| 5. | DE 6392 Mink | Decorative Iron Accents (Cross Bars) |
| 6. | DE 6389 Fallen Rock | Iron Fence along street |

Scheme 15

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|----|-----------------------|--------------------------------------|
| 1. | DEW 351 Antique White | Main Stucco, Fascia and Garage Door |
| 2. | DEC 770 Drifting | Secondary Stucco |
| 3. | DE 6130 Wooded Acre | Option Fascia |
| 4. | DE 6397 Hickory Cliff | Front Door, Shutters & Iron Railing |
| 5. | DE 6392 Mink | Decorative Iron Accents (Cross Bars) |
| 6. | DE 6389 Fallen Rock | Iron Fence along street |

Notes - All of the cross-over colors from the original builder list, have been provided by Dunn-Edwards, except with the suggestions noted below. These will not be exact matches, but approximate as the original colors no longer exist and each home has different degrees of fading. GMJ Interior Design is not responsible for these colors. It is highly suggested that these colors be directly compared to the current house colors. These are suggestions to the colors that Dunn-Edwards had as cross-overs. The suggestions have been included in the schemes above. GMJ Interior Design did not compare all of the Dunn-Edwards cross-over colors directly on the homes. The Dunn-Edwards cross-overs are also included below.

Addendum B - original builder color schemes by address

Address	Existing Color Schemes
BEAR LODGE COURT	
10616 BEAR LODGE CT	11
10617 BEAR LODGE CT	12
10620 BEAR LODGE CT	11
10621 BEAR LODGE CT	12
10624 BEAR LODGE CT	10
10625 BEAR LODGE CT	14
10628 BEAR LODGE CT	10
10629 BEAR LODGE CT	14

Address	Existing Color Schemes
COLTER BAY COURT	
10617 COLTER BAY CT	13
10620 COLTER BAY CT	11
10621 COLTER BAY CT	13
10624 COLTER BAY CT	11
10625 COLTER BAY CT	8
10629 COLTER BAY CT	8
10632 COLTER BAY CT	9
10635 COLTER BAY CT	13
10636 COLTER BAY CT	9
10639 COLTER BAY CT	13
10640 COLTER BAY CT	14
10644 COLTER BAY CT	14

Address	Existing Color Schemes
MOUNTAIN STREET COURT	
10616 MOUNTAIN STREAM CT	10
10617 MOUNTAIN STREAM CT	12
10620 MOUNTAIN STREAM CT	10
10621 MOUNTAIN STREAM CT	12
10624 MOUNTAIN STREAM CT	8
10625 MOUNTAIN STREAM CT	9
10628 MOUNTAIN STREAM CT	8
10629 MOUNTAIN STREAM CT	9

Address	Existing Color Schemes
NIGHT MAGIC COURT	
10616 NIGHT MAGIC CT	11
10617 NIGHT MAGIC CT	13
10620 NIGHT MAGIC CT	11
10621 NIGHT MAGIC CT	13
10624 NIGHT MAGIC CT	15
10625 NIGHT MAGIC CT	10
10628 NIGHT MAGIC CT	15
10629 NIGHT MAGIC CT	10

Address	Existing Color Schemes
SWEPT PLAINS STREET	
4105 SWEPT PLAINS ST	9
4108 SWEPT PLAINS ST	15
4109 SWEPT PLAINS ST	9
4112 SWEPT PLAINS ST	15
4116 SWEPT PLAINS ST	8
4120 SWEPT PLAINS ST	8
4124 SWEPT PLAINS ST	14
4128 SWEPT PLAINS ST	14
4132 SWEPT PLAINS ST	13
4136 SWEPT PLAINS ST	13
4140 SWEPT PLAINS ST	10
4144 SWEPT PLAINS ST	10
4148 SWEPT PLAINS ST	11
4152 SWEPT PLAINS ST	11
4156 SWEPT PLAINS ST	15
4160 SWEPT PLAINS ST	15
4164 SWEPT PLAINS ST	12
4168 SWEPT PLAINS ST	12
4172 SWEPT PLAINS ST	8
4176 SWEPT PLAINS ST	8
4180 SWEPT PLAINS ST	10
4184 SWEPT PLAINS ST	10
4188 SWEPT PLAINS ST	12
4192 SWEPT PLAINS ST	12

Address	Existing Color Schemes
SPARROW ROCK STREET	
4003 SPARROW ROCK ST	13
4007 SPARROW ROCK ST	13
4010 SPARROW ROCK ST	15
4011 SPARROW ROCK ST	12
4014 SPARROW ROCK ST	15
4015 SPARROW ROCK ST	12
4018 SPARROW ROCK ST	13
4019 SPARROW ROCK ST	9
4022 SPARROW ROCK ST	13
4023 SPARROW ROCK ST	9
4026 SPARROW ROCK ST	10
4027 SPARROW ROCK ST	11
4030 SPARROW ROCK ST	10
4031 SPARROW ROCK ST	11
4034 SPARROW ROCK ST	14
4035 SPARROW ROCK ST	13
4038 SPARROW ROCK ST	14
4039 SPARROW ROCK ST	13
4042 SPARROW ROCK ST	12
4043 SPARROW ROCK ST	8
4046 SPARROW ROCK ST	12
4047 SPARROW ROCK ST	8
4050 SPARROW ROCK ST	8
4051 SPARROW ROCK ST	10
4054 SPARROW ROCK ST	8
4055 SPARROW ROCK ST	10
4058 SPARROW ROCK ST	12
4059 SPARROW ROCK ST	13
4062 SPARROW ROCK ST	12

Address	Existing Color Schemes
SPARROW ROCK STREET	
4063 SPARROW ROCK ST	13
4066 SPARROW ROCK ST	14
4067 SPARROW ROCK ST	11
4070 SPARROW ROCK ST	14
4071 SPARROW ROCK ST	11
4074 SPARROW ROCK ST	10
4075 SPARROW ROCK ST	12
4078 SPARROW ROCK ST	10
4079 SPARROW ROCK ST	12
4082 SPARROW ROCK ST	8
4083 SPARROW ROCK ST	13
4086 SPARROW ROCK ST	8
4087 SPARROW ROCK ST	13
4090 SPARROW ROCK ST	9
4091 SPARROW ROCK ST	10
4094 SPARROW ROCK ST	9
4095 SPARROW ROCK ST	10
4102 SPARROW ROCK ST	15
4103 SPARROW ROCK ST	11
4106 SPARROW ROCK ST	15
4107 SPARROW ROCK ST	11
4110 SPARROW ROCK ST	9
4111 SPARROW ROCK ST	8
4114 SPARROW ROCK ST	9
4115 SPARROW ROCK ST	8
4118 SPARROW ROCK ST	12
4122 SPARROW ROCK ST	12
4126 SPARROW ROCK ST	9
4130 SPARROW ROCK ST	9

Address	Existing Color Schemes
SPARROW ROCK STREET	
4131 SPARROW ROCK ST	13
4134 SPARROW ROCK ST	14
4135 SPARROW ROCK ST	13
4138 SPARROW ROCK ST	14
4139 SPARROW ROCK ST	12
4142 SPARROW ROCK ST	13
4143 SPARROW ROCK ST	12
4146 SPARROW ROCK ST	13
4147 SPARROW ROCK ST	10
4150 SPARROW ROCK ST	8
4151 SPARROW ROCK ST	10
4154 SPARROW ROCK ST	8
4155 SPARROW ROCK ST	9
4158 SPARROW ROCK ST	11
4159 SPARROW ROCK ST	9
4162 SPARROW ROCK ST	11
4163 SPARROW ROCK ST	13
4166 SPARROW ROCK ST	15
4167 SPARROW ROCK ST	13
4170 SPARROW ROCK ST	15
4171 SPARROW ROCK ST	11
4174 SPARROW ROCK ST	10
4175 SPARROW ROCK ST	11
4178 SPARROW ROCK ST	10
4179 SPARROW ROCK ST	12
4182 SPARROW ROCK ST	9
4183 SPARROW ROCK ST	12
4186 SPARROW ROCK ST	9
4187 SPARROW ROCK ST	14
4191 SPARROW ROCK ST	14

**Addendum C
LONE MOUNTAIN QUARTETTE COMMUNITY ASSOCIATION
UNIT PAINTING VERIFICATION FORM**

Name: _____ Home Phone: _____
Unit Address: _____ Work Phone: _____
Start Date: _____ Finish Date: _____

Color Scheme Selection

Main Stucco, Fascia and Garage Door: _____
Secondary Stucco: _____
Front Door, Shutters & Iron Railing: _____
Type of wood surfaces: _____
Decorative Iron Accents (Cross Bars): _____

Adjoining Unit Owner Verification

Adjoining units must be painted using the same color scheme. At least thirty (30) days prior to commencement of unit painting, each unit owner must submit a Painting Notification form to the Board of Directors. When adjoining unit owners are in agreement as to the selection of a color scheme, the adjoining unit owners must paint the exterior of their unit within one hundred eighty (180) days of each other. Alternatively, if adjoining unit owners cannot agree on a scheme from the new color palette, they must repaint using their original color scheme from the developer palette. In the event a dispute arises between adjoining unit owners regarding the selection of a new color scheme, the unit owners may request an informal meeting with the Board and/or ARC committee to assist in resolving the dispute.

I _____, am the unit owner of _____. I understand that the adjoining unit owner will be repainting his/her unit and has selected the color scheme specified above. Furthermore, I agree that when I repaint my unit, it must be painted the same color scheme as my adjoining neighbor as specified above. The repainting of my unit shall occur within one hundred eighty (180) days of the completion of the exterior painting of my adjoining neighbor.

Adjoining Unit Owner Signature Date

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After a unit owner has completed the painting of their unit, the Association may inspect the unit to verify that the unit has been painted the color scheme specified on the painting notification form.

Unit Owner Signature Date