

**Meadow Ridge Homeowners Association
Architectural Standards**

House Stain and Trim Paint

Exterior Siding: Olympic Beige Gray Solid Latex Stain
Available at Home Depot, Sherwin-Williams (Doylestown and Colmar)
S-W Formula: 1 Gallon Base# 444-1101, F10, C3Y, B36

Doors/Shutters: Semi-Gloss Finish, Benjamin Moore Colors (all locations)

Colors: Hodley Red Latex HC-65 (doors and shutters)

Tarrytown Green Latex HC-134 (doors and shutters)

Fairview Taupe Latex HC-85 (shutters)

Midsummer Night Latex BM 2134-20 (doors)

Trim: Semi-Gloss Finish, Sea Shore (MAB) Meadow Ridge Almond (MB0241504)
Available at Sherwin-Williams (Doylestown and Colmar)

***Exterior Surfaces to be painted:** Gutters, downspouts, fascia, rake boards, corner boards, front doors and frames, lintels, windows, shutters, metal frames around basement hopper style windows.

*****SEE BELOW FOR ADDITIONAL DETAILS and RESTRICTIONS *****

Gutters and Downspouts - originally installed (when homes were built) are to be painted Meadow Ridge Almond. New replacements for original gutters and downspouts are to have a factory Almond finish and are **NOT TO BE PAINTED**.

Garage Doors - original wood panel doors (when homes were built) are to be primed and painted Meadow Ridge Almond. The replacement HAAS steel insulated doors have a factory finish Almond color and are **NOT TO BE PAINTED**. The trim **AROUND** the garage door (original or new) is to be painted Meadow Ridge Almond.

Storm doors – all owner-added storm doors (front and/or rear) come with a factory Almond color finish and are **NOT TO BE PAINTED**

Windows: original Weathershield brand **WOOD** windows, (frames, sashes, sills) are to be caulked and painted Meadow Ridge Almond. **REPLACEMENT** (Sunrise Brand) **VINYL WINDOWS**

come in a factory Almond color with exterior window trim capped with ALSCO #054 Desert Tan aluminum cladding and are **NOT TO BE PAINTED.**

ADDITIONAL NOTES

- Surface Preparation: All surfaces are to be power washed and left to dry at least two days prior to paint application
- Cracked or loose caulking is to be repaired prior to topcoat
- Rusted metal on doors or sidelight panels is to be sanded and primed with rust inhibiting metal primer prior to top coating
- Spot prime bare wood, knots and rough ends with latex based exterior primer
- Front/back doors to be sanded prior to finish coat
- Mailbox shelter trim to be painted
- **Every effort must be taken to prevent paint splatter or ladder damage to adjacent surfaces, awnings, deck equipment and windows/doors. Plantings around perimeter of homes to be protected from ladder/foot damage.**