



THE CHARTER @ LONE TREE - LONE TREE FILING 1

PAINTING GUIDELINES

Each homeowner must obtain Architectural Covenant Committee (ACC) approval for any exterior painting by submitting [THE CHARTER @ LONE TREE \(LONE TREE FILING 1\) EXTERIOR PROPERTY CHANGE REQUEST](#), even if colors are unchanged or are the same as any paint product and color previously approved in The Charter. Color samples / chips must be attached for ALL requests.

For the purpose of these guidelines, “stain” shall be interchangeable with “paint” for natural wood (cedar) siding body color.

Painting of residences will be completed by property owners, either as initiated by the property owner or as a result of notice from the ACC to the property owner. The ACC observes the exterior condition of properties in The Charter throughout the year and will advise the property owner if painting needs to be done to maintain and improve the value of the property and neighborhood. Paint evaluation criteria can include, but is not limited to:

- Peeling and chipping
- Fading, discoloration and bleaching
- Oil spotting
- Thinning and bleed through, which can include a previous paint color or the grain of the wood;
- Erosion or splash back
- Rotting, warping, or buckling of trim boards or siding
- Not adhering to painting guidelines

In order to harmonize (blend in and not stand out) and provide consistency within The Charter, the ACC will consider, but not be limited to, the following characteristics when reviewing / approving exterior painting requests:

- Home’s architecture
- Color and type of any stone or brick accents
- Roof color
- Colors on nearby homes
- Hue / shade / darkness / brightness of the color (shades of brown, beige, green, gray, creams and whites are more likely to be approved than (some) shades of red, blue, pink, yellow, orange, purple)

DOS AND DON’TS

- Painting of brick or stone is not permitted.
- Garage door(s) shall be painted the same as the body color of the house, unless otherwise approved by the ACC.
- Color of gutters and downspouts shall match as closely as possible the body, trim and/or roof colors.
- All roof vent caps, louvers, plumbing stacks, chimney flashing, valley flashing, etc. shall match each other and the roof or primary trim color as closely as possible.
- Body and trim color must be different.
- No more than one body color.
- A maximum of three paint colors may be used: body, trim and accent (entry doors, shutters).
- Exterior paint must be either “flat” or “satin” (low luster) finish. No glossy finishes will be allowed.
- **Manufacturer’s paint chips or samples must be included with the ACC request form, indicating the manufacturer’s color number (or name) and the respective location where the paint will be used (i.e., body =F34A Sands of Time, trim=L99B Cool Water, and accent =T43C Zen Green).**
- Painting must be completed within time designated on the approved ACC request form. If not, another request must be filed.

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[Contact any ACC member for additional information on any aspect of your painting project.](#)

HELPFUL HINTS FOR PAINTING YOUR HOME

- Walk your neighborhood and note homes that you find appealing. What is it about the color or combination of colors that appeals to you? Are you drawn to homes that have contrasting shutters and front door, or do you prefer a scheme of closely related colors? You will want to consider the colors of the homes adjacent to yours. You do not want to copy the neighbors' colors, but you should not use colors that will "fight" with theirs either.
- **BODY COLOR - CUES FROM YOUR PARTIAL BRICK OR STONE FAÇADE**
When selecting paint colors for the siding of a home that has a partial brick or stone façade, that BRICK or STONE should be your first consideration. Whatever the color of the brick, look closely because it has more than one color. It will have subtle tones of other, less dominant colors. Draw out those subtle colors to choose the main body color.
- When you find a color you like, purchase small samples of similar colors and paint them onto the house in about 12" x 12" sections. Label each. Look at them over several days, at different times of the day. The few dollars spent on sample purchases will give a great deal of peace of mind when the job is done and you love your color.
- Your color selection has a strong influence on paint performance because the amount of ultraviolet light (UV) absorbed or reflected by the color affects how long a paint job will last. Dark colors absorb heat and suffer more moisture problems than lighter shades. That's why lighter colors last long and fade less than darker colors. And because dark colors fade faster, they are more difficult to touch up.
- Consider the exposure of the surface to be painted since southern exposure will fade more quickly than one facing north. Understand that a color on the north side will look completely different from one on the south or even the west side of the house.
- **TRIM & ACCENT COLORS**
 - o Using a color strip that shows your house body color, select a color that is at least two values (or colors) away from the chosen body color. This creates contrast. Generally speaking, this is a safe choice. Complementary colors or color wheel opposites may also be used.
 - o This color should be used for body trim pieces, window trim.
 - o The front door and shutters may be painted in a third (accent) color that offers more contrast to the rest of the house. This creates a unique appearance. Lighter, brighter colors will visually draw forward a deeply recessed entry door while a darker, richer color will make the front door recede.
- Gutters and downspouts may be painted in the body and/or trim color.
- Garage doors look better if they blend in rather than stand out. Paint them the same color as the house body instead of matching the trim color. Do not use accent colors on garage doors. A complementary transparent stain on wood garage doors is another possibility.
- Proper preparation of all areas to be painted is essential for the longevity of the paint. Make sure that all surfaces are free of loose paint, caulked, warped or broken boards replaced if necessary, cleaned and primed. Your contractor or paint supplier can tell you how many coats of paint are recommended for coverage.
- Get a written estimate inclusive of all activities (prep, paint materials, number of coats, project timing, payment schedule, etc.). Ask for references from customers and suppliers.
- Ask your contractor for a Certificate of Insurance (for liability and workmen's compensation) showing you as the insured. Don't settle for a copy of a "generic" certificate; insist on one that is mailed, faxed or emailed from the insurance company. If there is any hesitancy from the contractor, find a different one. The insurance is what will protect you if one of the workers gets hurt or if your property is damaged.
- Your ACC Team can help if you get stuck!

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