

Sapphire Pointe Homeowners Association

Painting Guidelines

REVISION #1—3/14/13

- A. A homeowner must acquire the Design Review Committee's approval to paint their home and receive approval back PRIOR to painting. The homeowner must choose colors from the pre-selected approved pallets for the Association. The approved pallets are available at the management company office as well as any Sherwin Williams store. If your home has a scheme that uses two, three or four colors, you must choose a scheme that has the same amount of colors that you currently have.
- B. A homeowner must choose a different color scheme than that which the neighbors have on either side of them as well as directly across the street.
- C. Homeowners wishing to paint with their current color scheme must still submit a Design Review Request Form for approval prior to painting. Homeowner is still responsible for adhering to the guidelines listed herein.
- D. The painting of a home must be completed within a thirty-day (30) day time span, weather permitting, once approval is received from the Design Review Committee.
- E. Roof vent colors must be harmonious with roof color and not painted body or trim color. All flashing and vents must be painted accordingly per its location; galvanized (silver) finish is not acceptable. The new roofing drip edge should be painted to match the trim fascia color. Leaving the drip edge factory finished is not acceptable.
- F. Wall mounted exhaust/intake vents must be painted the approved body color only. This includes radon mitigation and sump pump exhaust piping. If vents/piping are mounted within/on a rock or brick wall, the desired body or trim paint color must be noted on the Design Request Review Form for approval. Galvanized or factory finishes are not acceptable.
- G. Gutters (along the roof edges) must be painted the same color as the trim fascia color. At the point that any downspout touches body or trim color, it must be painted to match the body/trim color it is touching. No accent colors are allowed on gutters or downspouts.
- H. Vehicular garage doors are permitted to be painted the body or accent color of the home, provided the alternate color is compatible with surroundings. Mixing colors are not allowed. It must be specified on the Design Review Request Form which color they will be painted.
- I. Garage man doors are to be painted the body color of the house.
- J. If you have a porch on your home, the entire porch must be painted the trim color of the home.
- K. All fascia trim on the home must be painted the trim color only. This includes the painting of the roof soffits.

- L. Front doors, shutters, keystones on the fascia and the large circles in the upper center of the homes are considered the only accent areas on the houses. These areas can be painted the accent color of the home but must be noted as such on the Design Review Request Form. Door threshold/trim and window transoms surrounding the front door are to be trim color, not accent or body color.
- M. If any touch up that is noticeable from the property line is required on a home, it must completely match the existing paint or the entire house must be repainted.
- N. If you are requesting a different paint manufacturer other than Sherwin Williams, you are required to submit an 8x11 paint sample for each color of the desired Sapphire Pointe color scheme with your Design Review Request Form. Sample must include name of referenced Sherwin Williams paints scheme that are being replicated by the alternate manufacturer. Paint chips will not be accepted.
- O. Painting or color sealing of flooring or foundation outside of the garage is not permitted.
- P. Items needing to be finished not listed above, such as existing pergolas, hot tub surrounds, playhouses, trellis, retaining walls need to be defined on the submitted Design Review Request Form for approval. Information required for approval includes, but not limited to the paint color and type of paint to be used, any modifications to the existing items, picture of existing items prior to refinishing.
- Q. The Sapphire Pointe Design Review Committee and Sapphire Pointe Board reserve the right to define/redefine what should and should not be painted if not defined above, or misinterpreted by homeowner.
- R. When submitting a Design Review Request form for painting, you must also submit a picture of your home in its current condition. Forms without the picture will be rejected.

FENCE GUIDELINES:

- A. All fences (to include split-rail and privacy) within the Association are to be stained inside and out. The stain must be the approved color stain for the Association.
- B. **All fences are to be stained by no later than June, 2016.** All fences not stained after that time are subject to fines.