

**Marshall Heights Homeowners' Association
Paint & Siding Policy**

September 25, 2012

Ongoing Implementation

As of September 2012, a large number of homes have been updated to the current paint scheme. This policy covers how owners paint their homes. Homeowners must update to the current paint scheme:

- a) When any painted part of the house requires paint, with the exception of vents and storm doors.
- b) Prior to selling the home.
- c) No later than April 15, of 2016 – five years from the rollout of the current scheme.

Approval to Paint

The paint scheme was designed by professionals and requires careful compliance with the policy to get the entire community successfully updated. No house can be repainted without prior approval from the HOA. Approval is gained via the submission of an *Architectural Request Form*, which can be found on the site. Owners who paint without obtaining prior approval may be required to repaint the entire house at their own expense.

Paint Palette

There is one paint palette for all streets in Marshall Heights:

- All paint is Sherwin Williams.
- Trim on all houses is Dover White (SW-6385)
- Core color options are:
 - Tricorn Black (SW-6258)
 - Sea Serpent (SW-7615)
 - Sundried Tomato (SW-7585)
 - French Roast (SW-6069)

Paint Scheme

	Marshall Heights Court & Dominion Way	Hutchison Grove Court & Dominion Heights Court
Soffits	Dover White (SW-6385)	Dover White (SW-6385)
Fascia	Dover White (SW-6385)	Dover White (SW-6385)
Eaves	Dover White (SW-6385)	Dover White (SW-6385)
Dormers	Dover White (SW-6385)	Dover White (SW-6385)
Window trim	Dover White (SW-6385)	Dover White (SW-6385)
Back door (trim and door itself)	Dover White (SW-6385)	Dover White (SW-6385)
Vents on siding	Dover White (SW-6385)	Dover White (SW-6385)
Vents on brick	Selected/approved core color	Selected/approved core color
Enclosed porch (walls, ceiling)	Dover White (SW-6385)	Dover White (SW-6385)
Porch posts and trim	Dover White (SW-6385)	Dover White (SW-6385)
Shutters	Selected/approved core color	Selected/approved core color
Front door	Selected/approved core color	Selected/approved core color
Garage door	Selected/approved core color	Dover White (SW-6385)
Door trim if you have a side window or panel – paint door and window/panel as one unit	Selected/approved core color	Selected/approved core color

	Marshall Heights Court & Dominion Way	Hutchison Grove Court & Dominion Heights Court
Door trim if you have a window above your door	Dover White (SW-6385)	Dover White (SW-6385)
Front storm door	Selected/approved core color OR black	Selected/approved core color OR black
Rear storm door	Dover White (SW-6385) or stock white if you are ordering it new	Dover White (SW-6385) or stock white if you are ordering it new
Porch flashing when in need of paint	Selected/approved core color	Selected/approved core color

* Item in **red** indicates the only variation by street

Color Selection

Houses sharing a common plane

Houses sharing a common plane are those who share a “point” or “face” – as in, there is one wall, with half belonging to one owner and half belonging to another. These houses must be painted the same color. The color will be determined by the owner who chooses to switch to the current paint palette first; however, it is desired that the homeowners work together and agree on a color in advance. Separate *Architectural Request Forms* are required for each house. Once both houses are painted a color from the current palette, the color can be changed only with the approval of both owners and if the houses are painted at the same time. These two adjacent houses cannot be the same color as the houses on either side.

Houses not sharing a common plane

Other than as indicated above, adjacent houses cannot be the same color. Colors are chosen on a “first come, first served” basis, i.e., the owner who requests to switch to the new palette first has first choice. Colors may not be reserved in advance – houses not painted within 60 days of approval must restart the approval process.

Neighboring Owner Acknowledgement

Ideally, neighbors will coordinate when planning to paint, as color choice is important to many people. Neighboring owners do not have the ability to approve or disapprove a color. They are, however, included in the approval process by way of signing the *Architectural Request Form* *or* (if not available to sign), receiving a *Paint Notification Form* at the home. If a neighbor receiving the form believes the process is not being followed or there is some other problem, they should contact ProCAM immediately. Owners of end units must use the one adjacent neighboring owner, along with that of a near-by neighboring owner in applying this policy.

Notification of Approval

ProCAM will send approval to the requesting owner via email or mail, as requested. In the case of disapproval, a copy of the Architectural Request Form will be returned with the reason for disapproval indicated. Approvals are in the form of a *Paint Approval & Painter’s Guide*, suitable for use by your painter and created to ensure correct painting.

Audit of Paint Job

Owners should inspect paint jobs closely upon completion and ensure that the *Paint Approval & Painter’s Guide* was followed.

Repainting

Houses which have already been painted via the current paint scheme do not require reapproval to be painted, provided that the core color remains the same and the paint policy is followed.

Railings, Lampposts, & House Numbers

These items should be painted Rust-Oleum Black Satin (spray paint or standard exterior paint).

Siding Color

Two color/brand options are pre-approved: Alside Charter Oak "Platinum Gray" and CertainTeed "Herringbone." To use a different brand, match the color as closely as possible and submit an ARC Request Form, attaching a color sample.