Appendix "N"
Exterior Residential Repainting Design Guide

21.1. Overview.

a) The Blossom Rock Community prides itself on beautiful neighborhoods, tree-lined streets, neighborhood parks, and authentic architectural styles. To preserve the quality of the neighborhoods, all property owners are required to maintain the exterior of their Homes in an attractive manner in compliance with the *Declaration* and the Design Guidelines.

b) Periodically, the exterior of a Home needs to be repainted in order to maintain the appearance of the Home and the quality of the Community.

c) When a property owner wishes to repaint the exterior of their Home, they must comply with the rules, procedures and design criteria of the DRC.

21.2. Exterior Repainting With the Same Colors.

a) If a property owner wishes to repaint the exterior of their Home with the exact same original colors in the exact same original locations, they may do so without approval of the DRC, subject to the following criteria:

b) The colors must match the "original" colors painted by the Homebuilder. Keep in mind that colors fade dramatically in the Arizona sun; therefore, when repainting using the same colors, you may not match the existing color on the house at the time, but instead must match the original colors painted by the Homebuilder.

   i) Homeowners can often find information on the original colors of their Home in their original purchase documents or Home warranty manual.

   ii) In some cases, the Homebuilder may have left some touch-up paint with the original colors.

   iii) In some cases, the Association has records on some (but not all) of the color schemes that were used by the Homebuilder.

   iv) If a Homeowner is not able to determine the original color of their Home, the next best option is to scrape a small paint sample (1" x 1" minimum) from a location of the Home that has always been in full shade. Be certain that the paint sample was taken from a fully shaded location to ensure that the color has not faded. A local paint manufacturer can often color match this sample.

c) When using the same color scheme, the locations of the colors must be in the exact same locations as the colors painted by the Homebuilder. For example, if the original ***trim*** color of the house is dark brown, you may not use the dark brown trim color to paint the main body of the house; even though it was one of the original colors. The color locations must be the exact same locations as the original design.

d) If a property owner wishes to change ***any*** exterior colors, including the color of the trim, front door, garage door or shutters, they must submit to the DRC for review and approval ***prior*** to painting.

21.3. Exterior Repainting with New Colors.

a) If a property owner wishes to repaint the exterior of their Home with new colors, they must submit a complete application to the DRC for review and approval ***prior*** to painting.

b) Refer to the attached Submittal Checklist and Submittal Forms when repainting with

new colors.

21.4. Architectural Styles.

a) All exterior paint schemes shall be historically representative of the regionally relevant architectural style of the Home. Each architectural style will have a different type of paint scheme.   For example, Spanish styles tend to have neutral body colors, whereas Craftsman styles tend to have more color.

b) The primary objective is to select exterior paint colors that are appropriate to the historically based, regionally relevant, architectural style of your Home.

c) Just because another Home in the Community has a color scheme you like does not mean that you can paint your Home that same color scheme. For example, if your neighbor has a very attractive color scheme on a Craftsman Home, this same color scheme is not appropriate for a Spanish-styled Home.

21.5. Understanding of Exterior Colors.

a) The understanding of exterior paint colors in the desert sun is like nowhere else in the country. When selecting exterior colors using small color samples, property owners need to be aware that all exterior colors dramatically "amplify" when in the sun and on a large wall surface. Therefore, be careful when making color selections using small samples and under interior lighting. Selecting colors for exterior use is significantly different than selecting colors for interior use. It is necessary to understand how exterior colors appear in sunlight and on large wall surfaces. For example:
   - A neutral taupe color on a small color chip can look bright white in the sunshine.
   - A warm beige color on a small color chip can look bold yellow on a large wall.
   - A dull blue accent color on a small color chip can look bright blue on a front door.

   In general, it is usually necessary to select colors that are darker, duller, or more "earthy" than you think in order to get the color that you actually desire.

b) Exterior colors also look different depending on the texture of the material to which they are applied. An exterior color will look different on a small smooth color chip than it will on a textural stucco wall.

c) Colors "move" depending on what other colors they are adjacent to. For example, a gray stucco color that is next to green siding suddenly has a green hue to it.   And a neutral taupe next to red siding will move toward a pink hue.

21.6. Exterior Color Requirements.

Each individual color scheme will be reviewed based on its own merit, but some general rules and requirements for exterior colors include:

a) A primary Stucco Body Color or Siding Color may not have an LRV greater than 76.

b) A primary Stucco Body Color, Siding Color and/or Stucco Trim Color may not have an LRV darker than 15. The DRC has found that very dark colors on stucco and siding tend to fade quickly as well as chalk from efflorescence.

c) A trim color may not have an LRV greater than 76.

d) The color of stucco trim should not have a strong or dramatic contrast with the primary stucco body color.   Therefore, light stucco body colors should not have dark stucco trim colors. And dark stucco body colors should not have light stucco trim colors.

e) The DRC reserves the right to deny any exterior color application that it deems in its sole discretion to be not appropriate to the regionally relevant, historic-based,

architectural styles.

f) The DRC reserves the right to deny any exterior color that it deems in its sole discretion to be too bold or too dramatic, or otherwise not in keeping with the color scheme of the Home or the character of the neighborhood.

g) A Home may not be repainted with the same color scheme as the Home on either side of the subject property, or with the same color scheme as the Home directly across the street from the subject property.

21.7. Exterior Paint Finish / Sheen:

Color Code	Color Location	PAINT FINISH / SHEEN			
		Flat or Matte	Satin	Semi-Gloss	Gloss
Color A	Stucco Body Color	●	●	N/A	N/A
Color B	Stucco Trim Color	●	●	N/A	N/A
Color C	Wood Trim Color (rough)	●	●	N/A	N/A
	Wood Trim Color (smooth)	●	●	●	N/A
Color D	Siding Color	●	●	N/A	N/A
Color E	Door Color	N/A	●	●	N/A
Color F	Shutter Color	●	●	●	N/A
Color G	Garage Door Color	●	●	●	N/A
Color H	Metal Color	●	●	●	N/A

● = allowed

N/A = not allowed

21.8. Notes.

a) Applications to repaint the exterior of a Home shall be submitted to the offices of the Association.

b) Online or digital applications will **not** be accepted due to the need to submit actual paint chips from the paint manufacturer. Colored copies or scanned copies are not acceptable, because they do not accurately represent the proposed paint colors.

c) Incomplete applications will not be reviewed. Submittal of an incomplete application can significantly lengthen the amount of time necessary to obtain an approval from the DRC. Please be sure to provide all of the information listed on the Submittal Checklist.

d) Exterior painting that involves new colors or changes in color may **not** occur until the application has been approved in writing by the DRC.

e) When hiring a painting contractor, each property owner must inform the painting contractor of the requirement to obtain approval from the DRC prior to painting. Please schedule sufficient time to allow for your application to be processed.

f) Property owners who cause the exterior of their Home, or portions of the exterior of their Home, to be painted without approval by the DRC will be required to repaint the Home to match the original colors that were on the Home at the time of completion by the Homebuilder. In addition, legal action or fines may be accessed for failing to obtain approval by the DRC prior to painting.

Appendix "N"
Exterior Residential Repainting Submittal Checklist

21.9. Submittal Checklist: An Application to repaint the exterior of an existing house shall include the following submittal items. Incomplete applications will not be accepted or reviewed.

Application Form.
☐ Available on-line at www.Blossom Rock .com
☐ Or at the Offices of the Association

Residential Exterior Repainting Submittal Form. (see attached form)
Actual color samples or color chips. Paint chips or samples are available from the paint suppliers and manufacturers. The application must include original samples or color chips showing the actual color. Color copies or scanned copies are not acceptable. Do not provide loose color chips. Color samples must be adhered to the attached form.
Paint Manufacturer
Paint Name
Paint Number
LRV for the Primary Stucco Color - the LRV (Light Reflectance Value) is available from the paint manufacturer

Photographs.
Entire Front of House
Entire Rear of House
All Sides of House - multiple photos may be necessary
Garage Door
Front Door
Typical Window
Shutters (if any)
Color Coding and Keynoting - On the photographs, the Applicant shall label the location of each of the proposed exterior paint colors using the color codes and keynotes shown on the *Residential Exterior Repainting Submittal Form*.
In addition, provide photos of the house on either side of the subject property and the Home directly across the street from the subject property (please label each photo)
Each individual photo shall be printed in color on an 8½"x11" sheet.
Photos shall be legible and of a reasonable quality.
When taking photos avoid photos that are taken directly into the sunlight or photos that are very dark and shaded. Also avoid photos in which the Home is blocked by large trees.   At times, multiple photos taken at different vantage points may be necessary to fully explain the Home.
All photos shall include the name of the property owner; the property address; and any other descriptions or notes to further explain the photograph.

No painting may occur until the application has been approved in writing by the DRC.

Owner: _____

Address: _____

Date: _____

Architectural Style: _____

Residential Exterior Repainting Submittal Form

Color A   **Primary Stucco Body Color** including Fence Walls that are exposed to the street or open space
(if necessary, include additional description of locations of this color on the house in the space below)

Paste actual original color chip or sample here.
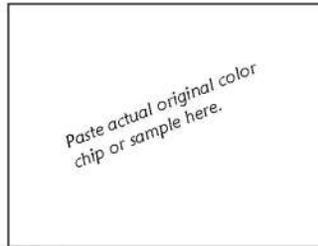
Paint Mfg: _____
Color Name: _____
Color Number: _____
LRV: _____

Color B   **Stucco Trim Color** - Stucco Popouts, Stucco Bands, Stucco Window Trim, Window Recesses
(if necessary, include additional description of locations of this color on the house in the space below)

Paste actual original color chip or sample here.

Paint Mfg: _____
Color Name: _____
Color Number: _____

Color C   **Wood Trim Color** - Wood-like Elements, Wood Fascias, Roof Overhangs, Wood Posts, Wood Beams, Wood Kickers, Wood Brackets
(if necessary, include additional description of locations of this color on the house in the space below)

Paste actual original color chip or sample here.

Paint Mfg: _____
Color Name: _____
Color Number: _____

Color D   **Siding Trim Color** (If your house has siding)
(if necessary, include additional description of locations

Siding Color For lap siding, shingle siding and board-and-batten siding
(If your house has siding.)
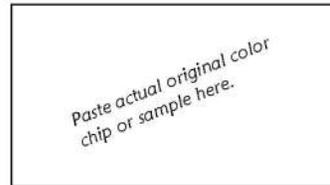(If necessary, include additional description of locations of this color on the house in the space below.)

Paste actual original color chip or sample here.

aint Mfg: _____
Color Name: _____
Color Number: _____

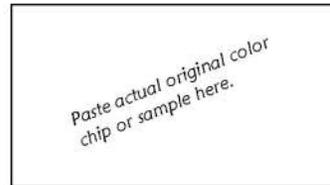## Residential Exterior Repainting Submittal Form

Color E   **Front Door Color**
(if necessary, include additional description of locations of this color on the house in the space below)

Paste actual original color chip or sample here.
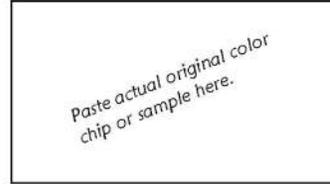
Paint Mfg: _____
Color Name: _____
Color Number: _____

Color F   **Shutter Color** (If your home as shutters)
(if necessary, include additional description of locations of this color on the house in the space below)

Paste actual original color chip or sample here.

Paint Mfg: _____
Color Name: _____
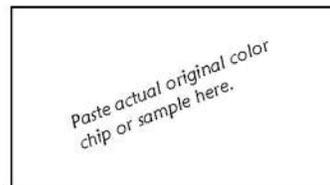Color Number: _____

Color G   **Garage Door Color**
Including the side yard gate
(if necessary, include additional description of locations of this color on the house in the space below)

Paste actual original color chip or sample here.

Paint Mfg: _____
Color Name: _____
Color Number: _____

Color H   **Metal Color**
Including porch railings, metal accents, iron details.
(if necessary, include additional description of locations of this color on the house in the space below)

Paste actual original color chip or sample here.

Paint Mfg: _____
Color Name: _____
Color Number: _____

Color J   **Other Color**
Please describe below

Paste actual original color chip or sample here.

Paint Mfg: _____
Color Name: _____
Color Number: _____

Owners Name
Address
Date

Wood Trim

Wood Trim

Shutters

Stucco

Stucco

Stucco
Window
Trim

Garage Door

Stucco Trim around the
window and the arch

Owners Name
Address
Date

EXAMPLES of how to use the color codes and keynotes on a photograph to explain the location of the proposed colors on Home.