

Sugarloaf HOA

Exterior Paint Color Selection

Roof colors at Sugarloaf are highly visible, especially on hillsides. Because of this, exterior paint color selection should relate to the roof.

Homes with roofs in the red, orange, yellow, and dark red range must have an A, B, C, D, E, or F color scheme.

Homes with roofs in the dark red, brown, charcoal, and black range must have a D, E, F, G, or H color scheme.

Homes with roofs in the light gray, dark gray, or black range must have an H, I, or J color scheme.

Homes with natural shake/shingle walls AND roofs may choose any color scheme. See Wood Siding Treatment Sheet.

All homes will have three monochromatic shades of the same hue. You can see these groupings on the color board. If you follow these guidelines you will have a beautiful home painted with current colors in good taste.

MAIN BODY (usually stucco) is lighter, such as Color #1D. Includes eaves. See note under General Rules.

WOOD SIDING and GARAGE DOOR PANELS can be darker, such as Color #2D.

Surrounding garage door body color will be main color, such as Color #1D.

Entire garage door may also be painted all one color: Siding Color #2D.

WINDOW and SLIDING DOOR CASINGS

- **for homes with white vinyl window sash and white vinyl sliding doors:** Window trim and sliding door trim adjoining white vinyl may be painted Kelly Moore Frost #1240-14 [see front door color 4-7]. If not using KM Frost, then the window and sliding door trim are to be painted Color #3 (if painting in 2002 color scheme) or the original 1980s trim colors (if painting in the original color schemes). All remaining trim, such as gutters, fascias, bellybands, half timbers, corner boards, garage door trim, front door casing, shutters and decorative architectural elements are to be painted Color #3 (if painting in 2002 color scheme) or the original 1980s trim colors (if painting in the original color scheme).

- **for half-timber homes with white vinyl window sash and white vinyl sliding doors:** Many of these houses will not be amenable to Frost color window and sliding door trim because there is no clear stopping point between window/door casings and the remaining major trim. If KM Frost is not used then Color #3 (if painting in 2002 color scheme) or the original 1980s trim colors (if painting in the original color scheme) must be used. All remaining trim, such as gutters, fascias, bellybands, half timbers, corner boards, garage

door trim, front door casing, shutters and decorative architectural elements are to be painted Color #3 (if painting in 2002 color scheme) or the original 1980s trim colors (if painting in original color scheme). *Please talk with an ACC member for guidance on trim color.*

• **for homes with silver aluminum, off-white vinyl, and dark metal window sash and sliding doors:** Paint window trim and sliding door trim Color #3 (if painting in 2002 color scheme) or the original 1980s trim colors (if painting in original color scheme).

MAJOR TRIM, such as gutters, fascias, bellybands, half timber, corner boards, garage door trim, front door casing, shutters and decorative architectural elements are the darkest shade, such as Color #3D. Window trim and sliding door trim are as above under “Window and Sliding Door Casings.” Factory painted gutters may remain as-is, but it is recommended that they be painted Color #3. Downspouts should be painted the same color as is around them.

FRONT DOOR may be painted in any of your house colors in semi-gloss finish, or homeowners may have a choice of colors displayed on the color board. Doors may also be stained and/or varnished.

See WOOD SIDING TREATMENT sheet for information on stain selection (if applicable).

See PHOTOS for more detailed typical color placement.

After viewing the color board and selecting your colors, cut a 1 square inch piece of the actual color swatches from the specification book. When you go to the paint store, **MAKE SURE COLOR IS AN EXACT MATCH TO SWATCH BEFORE LEAVING PAINT STORE!** EXACT MATCH MEANS, BEFORE LEAVING PAINT STORE, PUT A DOT OF THE "MATCH" ON YOUR SWATCH. AFTER IT DRIES, IF IT BLENDS AND DISAPPEARS ON THE SWATCH, IT IS A MATCH. IF NOT, SEND PAINT BACK TO GET MATCH RIGHT.

General Rules:

Do not paint your home the same colors as the next door property.

Follow color groupings available for corresponding roof colors.

Homeowners may wish to have a darker look. If so, they may choose to paint the main body the medium color, such as Color #2D. If this is done, siding and garage door panels will also be reversed: Color #1D. Major trim placement will remain the same: Color #3D.

Keeping Your Existing Color Scheme:

Homeowners may wish to retain their existing color scheme. To get the same colors, owners must pry off a small (2 square inch) piece of each color from the north elevation, or get the old paint can from the garage. Bring the swatches or can to a paint store for an exact match. Please contact your Architectural Control Committee members to view samples of the original 1980s colors.

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