

Serenade Architectural Review Committee

Appendix A: General Exterior Painting Guidelines

The Serenade Painting Guidelines were established to help guide the homeowner through the process of painting the exterior of their home or parts of their home. These guidelines are continually changing and being updated by the ARC to ensure that Serenade subdivision stays up to date with the current market trends with competing neighborhoods in 30188 Woodstock, GA. The 2016 approved exterior paint colors will be used for all future painting of houses. There is no grandfathering in of past existing colors. The only exception would be if an addition is made to the home, the addition can be painted to match the current color of the home.

Painting approval is required for ALL painting. An **ARC Modification Request Form** must be submitted at least 30 days prior to approval for all painting. All exterior paint colors must be approved by the ARC. Paint colors to be approved include, but are not limited to, siding, exterior trim, windows, doors, shutters, gutters, downspouts, garage doors, railings and decks. When submitting paint colors, please specify manufacturer, color name, and color number (i. e., Sherwin Williams – Alabaster 7008) on the **ARC Modification Request Form**.

Permission is hereby granted for members of the ARC, appropriate Serenade HOA representatives and/or the Property Management Company to view, and possibly enter, the property to make reasonable observation and inspection of the requested modification and completed project. The ARC and the Property Management Company are here to help and guide the homeowner with any questions throughout the painting process. Also, the HOA and the ARC are always welcoming to suggestions and requests made by homeowners. If there are changes you would like to see within our community, please let us know so that we continue to make Serenade a quality place to live!

1. **Paint**

Pre-approved Colors: The Serenade ARC has researched and worked hard to establish a list of Sherwin Williams colors that are considered “pre-approved” for homeowners. The ARC has also worked hard to create 15 color palettes as a guide, but not as a requirement. Although the selected colors may be pre-approved, the homeowner still needs to submit an **ARC Modification Request Form**. Approved colors are all Sherwin Williams, but the paint can be matched at other paint stores. Please be aware that when matched, the color is not always true to the original. The homeowner is responsible for ensuring that the paint matches the Sherwin Williams color.

If a homeowner wishes to submit a color not on the pre-approved list, the following must be true: The proposed colors must be harmonious with each other and with the colors of exterior brick, mortar and roofing materials. The acceptable colors are those of “earthtone” shades and similar in color to those on the “pre-approved” list. As used in these guidelines, “earthtone” shall mean acceptable shades of beige, brown, gray, white and certain shades of green. Other variations of “earthtone” colors will be considered but bright yellows, bright greens, bright blues, and bright reds will not be approved. The ARC and the Board have the right to decide what is considered “bright.”

The colors must be harmonious with the color scheme that has been established for the subdivision. If the homeowner wishes to submit colors not on the pre-approved paint color list, the ARC will conduct a vote to approve or deny the request.

2. Brick

Brick can be painted on a case by case basis.

3. Siding

Siding colors should fall within neutral tones, preferably from the pre-approved color list, and compliment the brick, stone, and mortar colors of the home. Paint on the siding must be a flat or satin (low luster) finish. Homes next to each other cannot be the same color.

4. Accents

Accents on the home are considered a material change, such as shakes or board and batten on the front of the home, or a siding gable detail on a brick home. Accents are generally separated by a horizontal trim board or are a separate material all together. Paint on the accents must be a flat or satin (low luster) finish. If you have any questions about which elements on your home are accent colors, please email the property management company or the ARC prior to painting to avoid potential repairs.

5. Trim

Trim includes all window frames, columns, railings, fascia boards, soffits, eaves, vents, gutters, downspouts, door frames, horizontal or vertical trim lines which separate materials, back doors, and side entry doors. If you have any questions about which elements on your home are trim colors, please email the ARC or the Property Management Company prior to painting to avoid potential repairs.

In some instances, a homeowner wishes to paint an accent color on their trim or some of their trim. To avoid any potential repairs or having to repaint, please first discuss with ARC or Property Management Company, and please always disclose this information on any **ARC Modification Request Form**.

6. Garage Doors

Garage doors are to be painted either the trim color or siding color of your home unless otherwise approved by the ARC. Carriage hardware added to the exterior of the garage doors does not require written approval.

7. Front door:

Front doors may be stained a natural wood color or may be painted to match the shutter color of the home. To help improve the overall aesthetics of our homes, the ARC will be approving additional

colors other than the neighborhood standard. Many new colors will now be allowed in the neighborhood for the front door ONLY. Here are requirements and guidelines for front door colors:

- An **ARC Modification Request Form** MUST be submitted and approved for any color outside of the neighborhood standard and pre-approved color list. When you submit the application, please include a color sample, and possibly a picture.
- Only solid colors will be accepted. No patterns or gradients will be approved.
- These color changes are only for the front door. Trim and primary exterior paint colors are still to be maintained to the neighborhood standard.
- Please avoid any neon or other extremely bright colors. The ARC will still review any submitted paint colors. Darker color shades are preferred to better fit the neighborhood norms, and the ARC has the right to deny any request we feel is “too extreme” or goes against our neighborhood standards.

8. **Gutters & Downspouts:**

When rain gutters are painted, their color must be “earthtone” colors and harmonious with the existing structure, preferably the same color as the trim. When “maintenance-free” gutters are installed or replaced, their color must be harmonious or match the previously approved existing gutters. Painting of gutters and downspouts is discouraged due to chipping and aesthetics, but will not necessarily be denied. Please specify this on an **ARC Modification Request Form**.

9. **Shutters**

Shutter colors should come from the pre-approved color list, and should complement the body and accent color of the home. Paint on the shutters must be a glossy finish. Front door colors can be the same color as the shutters for a more uniform and consistent look. Carriage hardware added to shutters does not require written approval.

*The Serenade HOA, ARC and the Property Management Company thanks you, the homeowner, for being respectful of the process and the policies put in place, and for appropriately completing ARC Modification Requests for each exterior painting job done on your house. The ARC will do our best to respond as quickly as possible to all requests so that you can make the appropriate arrangements to maintain or update your home. Please be sure to read **Helpful Hints to Consider Before Painting Your Home** document available on the Serenade Website.*