

GENERAL INFORMATION

Arrowhead Ranch, Phase V (Sierra Verde) Exterior Painting of Home

A copy of the **Sierra Verde Paint Binder** (this book) is available at:

- City Property Management, 4645 East Cotton Gin Loop, Phoenix, AZ 85040
- Sherwin Williams Paints, 5612 Bell Rd., Glendale, AZ (602-978-8771)

There are two color palettes available to Sierra Verde residents: Original and Expanded. Within each palette, there are multiple schemes. The Original palette consists of the color schemes used by the developers in 1997-98 when the homes were constructed. Your choice of original color schemes is based on the community in which your house is located and your roof color. "Community" in this context refers to the named subdivisions within the HOA – Sabino III, Castillo, Diamond Vista, etc.

The expanded color palette contains an updated set of schemes developed recently by professional color specialists with an eye to contemporary colors being used in today's construction. Your choice of expanded color schemes is based on your roof color.

Roof colors in the Association are divided into six *Roof Tone Families*. To determine which roof tone family your house belongs, consult the table at the back of this book. The table is also available on the community website (www.sierraverde.org)

Only schemes selected from the applicable *Roof Tone Family* (and *community* for schemes for the original color palette) will be approved.

PAINT APPROVAL PROCESS

The process enumerated below is recommended. The only *requirement* is that you submit a completed form and obtain approval prior to painting.

1. Read all the information in this General Information section.
2. Obtain the Exterior House Painting form from the HOA website or from CPMC (address above)
3. Look up your Roof Tone Family on the website or in the table at the back of this binder.
4. View the color schemes for your Roof Tone Family and select one or more schemes you like.
5. Test your choice(s). Sherwin Williams offers "Colors to Go" for just this purpose.
 - a. Purchase small containers of the colors you select.
 - b. Paint a '3x3' or larger patch of the body color on an inconspicuous area of your home to see what the color looks like on the house. There will be a difference between the way it looks on the small paint chip you see in the scheme binder and the way it looks on your house because of surface texture, lighting, sample size, and other variables.
 - c. Paint smaller patches of the pop-out color adjacent to the body color patch.
 - d. Repeat as often as necessary to find a scheme you like *on your house*.
6. Get bids from painting contractors unless you like to do your own painting.
7. Submit a completed copy of the Exterior House Painting to CPMC.
8. Paint *after* the request has been approved by the Architecture Committee.

ADDITIONAL INFORMATION AND REQUIREMENTS

- **INCOMPLETE SUBMITTALS WILL BE RETURNED WITHOUT COMMITTEE ATTENTION.**
- No two homes side by side will be approved for identical color schemes. Homes are considered side by side if they share a common side party wall. Color schemes are considered identical if body and pop-out colors match even if fascia, wrought iron, and/or door colors differ.

- Only flat exterior paint should be used on body, pop-outs and fascia. A semi-flat (*eggshell* or *satin*) is permitted and encouraged on front doors, garage doors and wrought iron.
- Fascia
 - Fascia is the narrow strip immediately below the roof tile. On most models in our HOA this is a vertical surface 6-10" wide. However, in some models in Sierra Verde Estates it is somewhat wider and curves back to the body of the house.
 - Most paint schemes include a separate color for fascia. This color is permitted ONLY on the fascia, not on any other features of the house such as pop-outs, doors, or other trim (unless the scheme specifically designates the same color for that other feature).
 - For all paint schemes, options for painting the fascia are as follows:
 1. The designated fascia color for that scheme
 2. The pop-out color for that scheme
 3. The body color for that scheme
 The fascia options cannot be mixed. All fascia on the house must be the same color.
- The pop-out color is not optional for pop-outs on the front of the house. If you want front pop-outs to be the same color as the body of the house, you must pick a scheme where both are the same. This applies only to the front of the house. Side and rear pop-outs may be painted either the designated pop-out color or the body color.
- Each scheme includes a recommended front door color (selected by the professional colorist who designed the expanded paint palette) but you have other options.
 - Front doors may be painted the body color, the pop-out color, or any of the optional front door colors for the *applicable roof tone family*.
 - If your front door is wood, it may be stained a natural wood tone or painted. If painted, the same color options apply as for non-wood doors.
- Security doors are to be painted the same color as the front door. If the front door is a stained wooden door, the security door is to be the body color or the pop-out color. *The Architectural Committee may make an exception for a factory powder-coated security door if the powder-coat color is neutral or closely matches an existing feature of the house (such as the exterior front chandelier or the window frames).*
- Garage doors must be painted the body color or the pop-out color.
- The exterior sides of fence/walls facing the front of the lot are to be painted the body color or pop-out color of the house. Exterior fence/walls not to the front of the lot, but visible from a street or common area, must be painted to match the color of the association common walls. This color can be obtained from the Sherwin Williams Store- ask for *Arrowhead Ranch Phase V Perimeter Wall*.
- ***The Architectural Committee must approve colors prior to painting, even if the home is being repainted the same colors.***

The Architectural Committee shall have sixty (60) days after receipt of the completed Exterior House painting submittal to approve or deny the request.

Approved projects shall be completed within three (3) months of onset work.

Approval expires if the project is not completed within 6 months of the date of approval. In that case, the request must be resubmitted and new approval obtained prior to performing the work.

If a home was cited for deteriorated paint, accrual of additional penalties will be suspended once a paint submittal is approved. However, if the approval expires without the house having been painted, those suspended penalties will be reinstated *even if a new approval is subsequently obtained*.

The Architectural Committee meets every month (see sierraverde.org for dates) and acts only on submittals received at CPM by close of business on the Wednesday preceding the meeting date.