

Ridgeview at Stetson Hills Master HOA Paint Request Form

Architectural Standards

In accordance with the HOA Covenants Article 6 (Architectural Control) and the Architectural Standards (Section SS Painting) -Approval is required is before any change or alteration to the exterior appearance, finish material, color, or texture.

1. All exterior paint colors must be reviewed for approval by the Committee, including repainting of *Existing Improvements as defined in Architectural Standards*). The Committee will assess the overall color composition formed by the individual materials, color(s) and schemes. In order to harmonize and provide consistency, approval of specific paint colors or schemes will be based on, but are not limited to: the home's architecture, color of stone or brick, accents (doors, shutters etc.), roof color, landscaping, colors & schemes of adjacent homes and the surrounding neighborhood area.
2. The condition of the home and separate structures (sheds, gazebos, etc.) exterior paint must be free of noticeable and unsightly peeling, blistering, cracking, oxidation, and fading that displays a general lack of maintenance of the property that negatively detracts from the home's appearance and that of the neighborhood overall.
3. If painted, all roof vent caps, wall caps, louvers, plumbing jacks, chimney, flashing, valley flashing, etc., are to be painted a color not in contrast with the color of the roofing or siding, and will not be left unpainted sheet metal.
4. Garage doors are to be the same color as the siding or trim of the Home or white, as approved by the Committee. Outlining the garage door panels, or windows in a contrasting color or in a checkerboard design is not permitted. Garage doors will not be painted in such a manner or color that they become the focal point of the homes exterior.
5. Most homes have multiple color paint schemes (e.g., base color (siding color), trim color and accent color for shutters and doors). New colors and scheme submitted should preserve this multiple tone scheme when possible. For example, if the trim was a different color than the accents (doors and shutters etc.) originally it should also be different in the submitted colors. Painting a home one single color with no differentiation between the base color (siding), trim and accents is not allowed.
6. Color and scheme selections shall be submitted to the Committee along with color photos of the house indicating what colors are to be painted on each section. A color digital photo or color print out of each section/side of the house and pictures of two homes on each side of the home and across the street is required. Failure to submit this information will result in a delay until the requested information is provided. Submit requests to allow for the 30 day review period allowed by the Covenants.
7. The Greenhaven subdivision must adhere to the multiple color and paint scheme pattern as applied by the original builder with emphasis on using existing subdued primary and earth tone colors that are intrinsic within the subdivision. Contact the Association Management Company for more information on these color palettes.
8. In general, after approval, only those areas that are painted may be repainted, only those areas stained may be restained. Unpainted surfaces and unstained areas (such as brick and stonework) shall remain unpainted and unstained. Concrete patios may be stained with approval. Driveways and sidewalks will not be stained or painted
9. Porches will be painted a single color as approved by the Committee. Porch railings and columns will be painted white or a trim color as approved by the committee. Painting individual porch columns, railings or balusters alternating or different colors is not approved. Any approved colors other than white should be complementary to the other colors of the house and earth tones should be used. Bright vibrant colors such as deep purples, blues, greens, reds, oranges, neon's, etc., will not be approved.
10. Gutters. Gutters should be the same color as the underlying base siding color or the trim color when gutters run along the length of the trim and fascia boards. Gutters will not be installed or painted a color that accentuates the gutters or outlines the house.
11. Trim colors requested will not be so contrasting such that they outline windows, pop outs, the homes shape etc. in an obtrusive and stark manner when compared against the base color of the siding. Trim colors should be complimentary in nature to the base color.
12. Pre-approved Paint Schemes: HOA Board pre-approved paint colors and schemes can be found <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa>. Owners must still submit a paint request. Owners using other paint brands with different paint color codes and names must also submit a paint request to include the actual paint chips.

Instructions:

A paint request must contain the manufacturer's paint color name and number, and the specific location the homeowner would like to paint the color (i.e., Sherwin William's/ base- Burlap SW6137, trim-Believable Buff SW6120, accent #1- Noble Brass SW2351, Accent #2- SW2231 Wilderness Green) Paint should be flat or low luster, (i.e., satin) not gloss.

You must provide actual paint chips with your request unless you are using a pre-approved paint scheme. Digital photos of paint chips will not be accepted.

Owners Name: _____

Property Address: _____

Mailing Address (If Different): _____

Home/Cell Phone #: _____

Email Address: _____

Are you repainting your home to match the existing colors and scheme? (Yes / No)

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Are you using a Pre-approved Paint Scheme (Yes / No). If yes provide Scheme # _____

Have you painted test swatches on your home to compare colors (Yes / No)

Who is doing the painting? (Contractor, self, etc.) _____

Have you consulted with a professional exterior paint design specialist (Yes / No). If Yes who: _____

Provide your requested paint colors:

Paint Manufacturer (name): _____

Base Color Name & Color Number: _____

Trim Color Name: & Color Number: _____

Garage Door(s) Name & Color Number: _____

Accent Color Name & Color Number: _____

Second Accent Color Name & Color Number: _____

Accent Color Location on Home (i.e. indicate where and what color accents will be painted):

Front Door: _____

Shutters: _____

Other: _____

- Provide a printed color picture or digital picture file of each side of home which indicates where each color will be applied on the home. Pictures of the two homes on each side of the home and across the street is required.
- You must drop off the paint sample at Diversified Association Management Office or mail in actual color chip sample(s) with your request.

Owner's Affidavit: (Read and initial):

1. To my knowledge, nothing in the proposed improvement/alteration request is in violation of the Declaration of Covenants, Conditions, and Restrictions of Ridgeview at Stetson Hills Masters HOA as applicable to the subject lot. _____ **(initial)**
2. I represent and warrant that the proposed improvement/alteration will be completed in strict compliance with the Governing Documents (HOA Covenants and Architectural Standards) _____ **(initial)**
3. I understand that approval by the ARC shall in no way be construed as a waiver of modification of the Governing Documents. _____ **(initial)**
4. I represent and warrant that the proposed improvement/alteration will be in conformity and harmony of external design and location to the surrounding structures and topography, and that the quality of workmanship and materials involved will be in conformity with that of the existing structure. _____ **(initial)**
5. I understand that it is my responsibility to conform to any city, county, state, federal, or other agency building codes and ordinances to include obtaining required building permits through Pikes Peak Regional Building Dept. (PPRBD) that may apply to this improvement/alteration and that approval by the ARC shall in no way be construed as a waiver as such. _____ **(initial)**
6. I agree that no construction or other work detailed on this improvement/alteration request shall commence until I have received the written approval from the Association Architectural Review Committee. I understand that the Association ARC will act on this request as quickly as possible and contact me regarding their decision. _____ **(initial)**
7. I have read and understand the specific sections of the Covenant's and Architectural Standards that pertain to my request. _____ **(initial)**
8. Upon completion owner shall submit a photo of the finished improvement to be added to their file. _____ **(initial)**

The Architectural Committee meets both virtually and in person to review submissions. To ensure timely review of your improvement, please submit your plans to the DAM office in advance of the thirty (30) day review period allowed for under the declaration and these architectural guidelines. You will receive a written response after the Committee reviews your submittal. Do not commence work until you have received written approval. **Renters must show proof of permission from homeowner before commencing work.** If you have questions, please email or call. Thank you for your cooperation.

RETURN TO: Stetson Hills Master HOA, 4325 N Nevada Ave Suite 100, Colorado Springs CO 80907 (719) 314-4524 office; arc@stetsonhillshoa.com. Complete architectural request packet must be received by close of business the day prior to the monthly Architectural Committee meeting to ensure it will be viewed at that month's meeting.

Planned Construction Start Date

Planned Completion Date

X _____
Signature of Homeowner & Today's Date