

Sundial Homeowners' Association

Architectural Review Committee Exterior Painting Guidelines

In an effort to clarify the requirements for notification when painting the exterior of the home, the following amendment to the ARC Design Guidelines has been adopted by the Board of Directors of the Sundial Homeowners' Association, effective August 1, 2016.

1. EXTERIOR PAINT SELECTION:

All properties within the Sundial Homeowners' Association Community must conform to the following painting guidelines, unless otherwise specifically approved by the Paint Committee or Sundial Board.

- a. Homes can be painted using the approved colors for the community as featured in the Sundial Paint Selection Binder. To schedule a time to view the paint book contact Flagstaff Management at 303-682-0098 or email: fmc900@flagstaffmanagement.com
- b. Exterior paint must be a Flat or Satin sheen. No gloss sheens are permitted for use on the exterior of a home. Semi-gloss may be used as accent color only, on front doors & other approved accent areas.
- c. Garage doors are to be painted the body or trim color, not an accent color.
- d. Gutters & downspouts are to be painted to match the color of the material they touch.
- e. Selected colors must be aligned with the other colors used on the structure, such as roofing, brick, & stone.
- f. Before beginning any exterior painting of the main house and attached structures (decks excepted), Paint Committee and/or Sundial Board approval is required. Approval is requested via a DRR; allow up to 30 days. The home owner is required to paint 1 square foot on the front of the home.
- g. It is required that adjoining properties, and those directly across the street, be of a different body color.
- h. Fences need to be stained Behr 501 or Diamond Vogel Natural Tone Cedar, no DRR is required. No other colors allowed.

2. EXTERIOR PAINT NOTIFICATIONS:

Homeowners performing maintenance or touch up painting using matching colored paint of the currently installed paint, will NOT need to submit a DRR to the Paint Committee and/or Sundial Board prior to work being completed. Note that existing colors may demonstrate considerable fading over time from when originally applied. Although Behr Paint designed our paint color book & is offering our homeowners a discount on all Behr & Kilz products, homeowners are not obligated to purchase Behr products. Home Depot has a Behr representative in its stores one day a week for color & product consultation.