

**LANTERN BAY OWNERS' ASSOCIATION**  
**GUIDELINES FOR EXTERIOR HOUSE REPAINTING – REVISED SEPTEMBER 2002**  
*(Please give your painting contractor a copy of this document and your CAC approval letter.)*

You may use any brand of paint you wish as long as the colors match *the Lantern Bay Paint Palette colors*.

You must use at least 2 colors, but no more than 3 colors on your house. *Please refer to your application's Letter of Approval for the colors and paint areas approved.*

**The following categories of colors are defined for the various elements of your house. Please refer to the house drawing of the other side of these instructions:**

**Siding color:** The siding or largest surface wall area of your house, including downspouts, vents, under-eaves, mock-louvers. Painting garage doors the painted siding color is generally recommended. Garage doors shall be painted with only one color.

**Trim color:** The trim around doors and windows and other areas as fascia, roof "nosing", gutters, shutters, mock-louvers, rafter tails, window boxes, barge board, pot shelves, and chimneys. Front entry doors may be painted with the trim or the accent color.

**Accent color:** The front door, shutters, mock-louvers, fascia and/or fascia plant-on (1"x 2" on the fascia).

**If your house has cedar shingle siding, you may use only the trim and accent colors. The following options are available for use on the shingle siding; such options will be considered depending on the condition of the shingle siding:**

1. A clear, untinted, sealer;
2. A clear slightly tinted sealer selected from the list of approved tint colors;
3. Application for the use of semi-transparent stain from the list of approved colors will be considered on a case-by-case basis.
4. Application for painting instead of sealing or staining the shingle siding will be referred to the Lantern Bay Board of Directors for consideration on a case-by-case basis. (The Board meets every other month.)

**ADDITIONAL GUIDELINES:**

All vents, diverters, meter boxes, utility doors, security alarm boxes (except for the decal area) shall be painted to match the adjacent surface color. Roof pipes, sheet metal flashing, except the roof edge nosing, vents and other metal roof elements protruding through the roof shall be painted to match the roof's color.

Houses with stone facing will be most compatible with color schemes having similar colors in the stone: cobblestone works well with grays and blues; the tan flint stone works well with grays and beiges.

Front entry doors may be stained or painted. If a screen or storm door is approved by the Architectural Committee, its material/color/finish shall match that of the front door.

Trellises attached to house exteriors may be treated with a clear sealer or stained or painted to match the house surface to which it is attached.

(OVER)

**PAIN T GLOSS CATEGORIES:** Exterior house paints are comprised of 5 gloss categories. The following exterior paint finishes are permitted under each category:

<u>Flat</u>	<u>Low Sheen</u>	<u>Satin</u>	<u>Eggshell</u>	<u>Semi-Gloss</u>	<u>High-Gloss</u>
Siding	Siding Trim	Siding Trim Accent Front Door	Trim Accent Front Door	Front Door	<b>NO</b> Exterior Use

## **CLEANING AND TREATING CEDAR SHINGLE SIDING**

**To Clean Shingle Siding:** When selecting a shingle siding cleaning product, care must be taken to avoid toxic materials harmful to the property’s landscape and to the lagoon system, where any liquid draining into the ground will end up.

A product meeting these conditions is “Decks Wood Cleaner”, which should be applied with a low (not high) pressure sprayer, or use a stiff brush to clean and then rinse with water. This cleaner does not contain bleach or other toxic materials, which is common in most materials.

**To Seal Shingle Siding:** A recommended product is “Pen-O-Fin” transparent sealer, applied with a low (not high) pressure sprayer. This sealer has a slight cedar tint in it, which helps to preserve the clean wood color.

**Both of these products are available at most hardware stores and can easily be used by homeowners or their contractors.**

**Advisory regarding the painting of cedar shingle siding:** If an application to apply paint to the shingle siding is approved by the Lantern Bay Board of Directors, homeowners are advised to consult with their painting professionals regarding the type of paint, oil or latex, to be used. Paint manufacturers often advise using only oil based products on cedar shingle siding.

