

Sandpiper Cove Exterior Painting Requirements

Revised March 2012

Painting Exterior of House

In addition to the requirements of the Community Architectural Committee (CAC) Rules and Standards, exterior painting shall conform to the requirements of the Sandpiper Cove Approved Exterior Color Palette. Once exterior repainting preparation has commenced, the house repainting shall be completed within 90 (ninety) days.

Owners shall submit architectural applications for all house exterior painting. Color scheme shall not be the same color scheme as the house on either right or left side in the same block.

All homes that are "couplets," with contiguous rooflines, shall repaint at the same time with identical paint colors. Both unit owners shall submit separate repainting applications.

If using a paint contractor, please provide a copy of these Rules to your contractor.

Prior to commencing work, you shall submit an Architectural Application to the Community. Please state on your Architectural Application which color scheme you are proposing to use on your home and which of the trim and/or accent colors you plan to use.

Your Architectural Application shall be reviewed by the Sandpiper Cove Architectural Committee (PAC) and approved by the Community of Harbor Bay Isle Architectural Committee (CAC) before painting your home. Colors shall be selected from a single scheme, which consists of a pre-approved set of matching colors for siding, trim, and accent in the Sandpiper Cove Color Palette.

Homeowners may propose new color schemes to the SPC Board of Directors for consideration of additions to Paint Palette. Contact the SPC Manager for further instructions.

You may use any brand of paint you wish as long as the colors match the Sandpiper Cove Paint Palette colors.

1. Your home shall be painted using colors from one of the color schemes in the SPC paint palette. There currently are 41 (forty-one) color scheme choices.
2. **Paint FINISH:** The SIDING color finish shall be Flat, Low Sheen, or Satin.
The TRIM color finish shall be Flat, Low Sheen, Satin, or Eggshell.
Exception: The garage door finish may only be flat, low sheen or satin.
3. If using the ACCENT color, the finish shall be Flat, Low Sheen, Satin, or Eggshell.
Exception: If using the TRIM or ACCENT color on the side garage door and/or the front door, the finish must be semi-gloss.
4. **Front entry doors** may be stained or painted using the scheme's selected ACCENT color; paint finish must be semi-gloss. Stains must be wood toned and will be considered a new color scheme, subject to approval by the Board of Directors.
5. **Garage doors** shall be painted one color.
6. All **roof metals** (flashing, pipes, spark arrestors, etc.) shall be painted to match the roof color.
7. Any exposed metal "**nosings**" at the roof edge (narrow strip at top of fascia) on fascia shall be painted to match the adjacent house color.
8. **Vents, downspouts, diverters, rafters, and meter boxes** shall be painted to match the house siding or trim color to which they are attached. If attached to brick, the paint color shall be the siding color (trim color may be used as long as the trim color is used elsewhere on the house).
9. **Fence Colors**
Original developer-painted tall or short fences that are in very good condition may be repainted with one of the following colors until such time as they are replaced (**replaced fences may NOT be painted**):
Kelly Moore, Alabaster K-37-1; Sherwin Williams Everest White 2137, or Sherwin Williams Fence Post White 2074
Applications to paint the original short fence to match the dwelling's siding color will be considered on a case-by-case basis. To be considered, the short fence shall not abut the homeowner's own tall fence or a neighbor's tall or short fence. If the house siding color is changed, this fence shall be repainted the new siding color or one of the three approved colors, or the short fence may be removed or replaced.
10. Wrought iron fences/gates shall be painted black.

If the house element is not listed below, use the siding color.

The following categories of colors are defined for the various elements of your home. Some models may not have all of the listed elements.

Color 1: SIDING COLOR may be used on the following areas:

- Siding of home (largest surface area of the home)
- Garage Doors
- Utility door (where gas meter is enclosed)

Color 2: TRIM COLOR – if you choose to use a trim color, it may be used on the following areas:

- Arbor
- Downspouts (See A. below – must match house element to which attached)
- Eaves and rafters (the projecting overhang at the lower edge of a roof)
- Garage doors
- Gutters
- House posts
- Fascia boards
- Trim boards that are around the doors, garage doors, and windows
- Trim boards adjacent to the roof edges

The Trim Color 2 may also be used on anything on the Color list 3.

Color 3: ACCENT COLOR – if you choose to use an accent color, it may only be used on the following areas:

- Door – front door or the side garage door
- Gutters
- Louvers – mock (simulated) & dormer (set vertically into a small gable projecting from a sloping roof)
- Shelf (used for potted plants) on the house and the supporting piece below the shelf
- Trellis
- Fascia Trim board – ONLY the board that is behind a gutter
- Window planter box

A: The color of the following list of house elements shall match the siding or trim color to which they are attached

- Downspouts (this is a CAC rule)
 - Nosing at roof edge (this is a CAC rule)
 - Rafters
 - Vents on house
- {If any of these are attached to brick, they may be painted the siding or trim color.}

B: The following list shall match the roof color

- Diverter
- Flashing
- Pipes
- Spark arrestors
- Vents & all other roof metals

Suggestions for Paint Preparation and Repainting the Exterior of Your Home

1. Power-wash house exterior to remove loose paint and dirt.
2. Caulk and prepare exterior, removing all chipped paint, and reset popped nails; sand the siding and trim, if necessary to create a smooth painting surface.
3. The primer paint coat should be oil-based – ask your painter for advice.
4. The paint coat can be either oil-based or latex – ask your painter for advice.
5. Pipes, sheet metal vents, and other miscellaneous metal elements on the roof shall be painted with a rust-retardant undercoat with a final paint coat in a color to match the roof color.
6. Owners are urged to paint the raw metal of security alarm boxes (leaving only the decal area unpainted) to match the surface to which it is attached. Security boxes shall be painted if rust is evident.

House Element Terms (Sample)

