

# Palomino Homeowners Association

## GENERAL INFORMATION - Exterior Painting of Home

The new color palette available to Palomino homeowners consists of colors that closely match the original color schemes used by the developer in 1997-98 when the homes were constructed and an updated set of color schemes being used in today's construction. ***Your color scheme choices are based upon your roof color.***

Three roof colors have been used within this Association. To determine which roof color your house belongs, consult the "Community Roof Color" page on this website.

Only schemes selected from the applicable roof color 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 Architectural Committee Review Submittal form by going to the page titled "Architectural Change/Modification Request" on this website. You may also receive a copy from City Property Management Company, 602-437-4777.
3. Once you have determined your roof color, view the applicable color scheme choices by going to the "Approved Paint Palette" page on this website. Select one or more schemes you like.
4. 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 3'X3' or larger patch of the body color on an inconspicuous area of your home to see what the color looks like on your house. There will be a difference between 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*.
5. Get bids from painting contractors unless you plan to do your own painting. 6. Submit a completed copy of the Architectural Committee Review Submittal form to City Property Management Company, 4645 East Cotton Gin Loop, Phoenix, AZ 85040 or fax to (602) 437-4770.

### **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 door colors differ.

• A few of the color schemes lend themselves to reverse application (body as trim and trim as

body), semi-monochromatic or monochromatic application. Requests of this nature will be considered on a case by case basis with approval given at the sole discretion of the Architectural Committee. If you are making such a request, please consider submitting first and second choice requests so as not to delay an approval.

- Only “exterior flat” paint shall be used on body, pop-outs, and fascia.
- Satin, low-sheen, or egg-shell finishes are permitted on front doors, garage doors, garage side service doors, and French doors.
- Garage doors and side garage service doors must be painted the body color. • Trim/accent color is to be applied **only** to the home’s fascia, front of house exterior pop-outs, and front facing (drive-way street) window pop-outs as applicable. All pop-outs on the sides and rear of the home (not facing the drive-way street) must be painted to match the body of the home.
- Wood front doors may be stained a natural wood tone.
- For those with painted front doors, each scheme includes two recommended front door colors, but you have other options.
  1. Front doors may be painted the body color.
  2. Front doors may be painted the trim/accent color.
  3. Front doors may be painted any of the 6 - 8 optional colors *for the applicable roof color*. • If a security door is present and the front door is painted, the security door must be painted the same color as the front door. If the front door is stained wood, the security door can be any of the door colors approved for the selected scheme. If a security door is present on a side service entrance, it must be painted the body color.
- Any gutters, awnings, or basketball poles must also be updated to match approved scheme. • Exterior fence walls (does not include gates) visible from a street or common area must be painted to match the color of the Association common walls, Hermit (brown) G-91 exterior flat, Sherwin-Williams color match of *Arrowhead Ranch Phase V Perimeter Walls*.
- ***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 Architectural Review Committee submittal to approve or deny the request.

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

Approval expires if the project is not completed within six (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 new approval is subsequently obtained*.

**The Architectural Committee generally meets the 2nd Monday of every month (*see calendar for schedule*) and acts only on submittals received at City Property Management Company by the close of business the preceding Wednesday.**