

## **One Club House Lane Sector 12 Homeowners' Association**

# **OCHL-12 HOA HOME EXTERIOR PAINT COLORS POLICY**

### **Overview**

Over a period of several months starting in January 2010, the Architectural Control Committee (ACC) attempted to understand and address the rules and requirements regarding managing the exterior color provisions outlined in the Association's CC&Rs to which both the ACC and the individual homeowners are required to adhere. The purpose of this effort was to develop a policy which was both clear and easily understood but consistent with the CC&Rs' provisions and the previously prepared policies set out by earlier ACC committees in 1998 and 2001. The language in the Association's original CC&Rs specifically states that the ACC shall review proposals to change the exterior color of homes in the Sector-12 plat and determine whether the changes to the exterior color of homes would harmonize with the surrounding natural and built environment and the aesthetic character of other homes in the plat.

A Subcommittee to address this issue was commissioned by the ACC to examine earlier policies and the original paint color scheme used by the developer, William E. Buchan. The intent of the Subcommittee was to reconstruct the original color list with current identification numbers and assemble a paint color book for easy access and availability for both homeowners and the ACC's use in both the selection of and the approval of future requests for exterior color changes. A visual inspection of the homes in the Sector-12 development was made by the Subcommittee which determined that over 90% of the homes were painted in a very limited number of color families (7) and shades within those families. Notable exceptions to those colors in the development were found to be for homes purchased from the original owner and repainted outside of the developer's initial color palette.

The subcommittee prepared their recommendations along with a notebook with approved paint colors and corresponding paint color numbers which can be matched by any major paint brand, and submitted them to both the ACC and the OCHL-12 HOA Board for their consideration. The ACC and the Board have approved the following revised policy which replaces the 1998 and 2001 policy statements regarding exterior paint. We appreciate the considerable effort of the Subcommittee in completing this process and their thoughtful recommendations.

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# PAINT COLORS POLICY

Effective: August 17, 2010

1. Homes being painted in any of the **approved colors** do not need further ACC approval. Approved colors are those colors contained in the OCHL-12 **Exterior Paint Colors Notebook** and on the attached list. This Notebook, **which contains actual paint chips of all approved colors**, is available for homeowners' review and use in selecting colors. Contact [ACC@OneClubHouseLaneHOA.com](mailto:ACC@OneClubHouseLaneHOA.com) to pick up the Notebook which should be returned to the ACC without delay.
2. Homeowners may request the ACC to approve colors **not on the approved color list** by completing and submitting an Application for Approval of Improvements (available on the Association website at [www.oneclubhouselanehoa.com](http://www.oneclubhouselanehoa.com)) along with a 12 inch piece of siding or board painted with samples of the colors for the siding, trim (soffit, fascia board, window and door trim) and accents (shutters). Applications will be processed by the ACC within 30 days of receipt.
3. **Siding/stucco** should be painted in flat, satin/or non-gloss paint. Trim should be painted in flat or low-luster gloss (no shiny or high gloss paints).
4. **Trim colors** should not be the same color used for siding/stucco. Trim colors should be a lighter or darker shade and chosen from the same color family or from one of the different color families.
5. **Shutters** may be painted in either one of the trim options or one of the seven accent colors reflected in the Notebook.
6. **Garage doors** should be painted the same color as the siding/stucco on the house.
7. **Front doors** may be painted any complimentary color of the homeowner's choice.
8. **Homes currently painted in non-approved colors** must be repainted in approved colors the next time the house is repainted.

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# **APPROVED PAINT COLORS**

## **USING SHERWIN-WILLIAMS PAINT NUMBERS**

(For a quick check of the colors these numbers represent, go to [www.myperfectcolor.com](http://www.myperfectcolor.com), and perform a SEARCH using the SW# listed below (no spaces). However, please note that on-screen color representations may vary from actual paint colors. This is due to a variety of factors, not least the fact that the online color is just a computer representation of the paint color. In addition, every single computer monitor will display these colors slightly differently. So please note that only a paint chip provides the true color, which is why **we strongly urge you to select your paint colors by examining the ACC's Exterior Paint Colors Notebook.**)

**SW6106 through SW6108 SIDING**

**SW6105, SW6109 through SW6110 TRIM**

**SW6148 through SW6150 SIDING**

**SW6147, SW6151 through SW6152 TRIM**

**SW6155 through SW6157 SIDING**

**SW6154, SW6158 through SW6159 TRIM**

**SW6253 through SW6255 SIDING**

**SW6252, SW6256 through SW6257 TRIM**

**SW7015 through SW7017 SIDING**

**SW7014, SW7018 through SW7019 TRIM**

**SW7029 through SW7031 SIDING**

**SW7028, SW7032 through SW7033 TRIM**

**SW7036 through SW7038 SIDING**

**SW7035, SW7039 through SW7040 TRIM**

**SW7000 through SW7004 TRIM**

**SW6187 (SHUTTERS ONLY)**

**SW6194 (SHUTTERS ONLY)**

**SW6761 (SHUTTERS ONLY)**

**SW6292 through SW6293 (SHUTTERS ONLY)**

**SW6306 through SW6307 (SHUTTERS ONLY)**

**DOORS: Any complimentary color**

## One Club House Lane Sector 12 Homeowners' Association Suggestions and Resources

Don't forget that Paint Chips of all the approved colors are contained in the ACC's **Exterior Paint Colors Notebook**. The Notebook is available for homeowners' perusal and review by contacting [ACC@OneClubHouseLaneHOA.com](mailto:ACC@OneClubHouseLaneHOA.com).

For approval of colors **not on the approved color list**, complete and submit an **Application for Approval of Improvements** (copy available on the Association website at [www.oneclubhouselanehoa.com](http://www.oneclubhouselanehoa.com))

The color numbers listed above are given as Sherwin Williams numbers but **you do not have to use Sherwin Williams' paint**. Just give the **SW color name and ID number** to the store of your choice and they will be able to duplicate it. However, you are responsible for ensuring that the color in your paint can and the color on your house match an approved color.

- **Trim** includes window surrounds, door surrounds and fascia.
- **Body** includes siding and garage door.
- **Doors** can be painted any complimentary color.

Most paint suppliers sell small **sample cans** of paint (16-32 oz) so you see how a color will look on your house without investing in a gallon. You might want to buy several to play around with various colors.

If you want to use a white trim color, we **strongly recommend** using the white trim option in the same color family as your siding color.

**Trim colors** should be at least two shades *lighter* or *darker* than the body color

**Please paint your home's exterior doors, shutters and trim at the same time.**

Otherwise, because of the differences in the age of the paint, the doors and shutters may no longer match even though they are the same shade.

**For do-it-yourselfers**, the Sherwin Williams website ([www.SherwinWilliams.com](http://www.SherwinWilliams.com)) has videos with tips on preparing and painting exterior surfaces.

Sherwin Williams Stores  
1606 SE Everett Mall Way  
Everett, WA 98208-2835  
Phone: (425)348-0722

4201 196th St SW Ste A  
Lynnwood, WA 98036-6749  
Phone: (425)775-2550

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