

RESOLUTION / POLICY

Approved Exterior House Colors and Painting Guidelines

The Villas at Banbury Meadows Homeowners Association
Eagle, Idaho 83616

June 10th, 2019

- A. **Purpose:** This Resolution formalizes and reconfirms the approved exterior house colors that must be used by Homeowners/Members. The use of these colors has been in place since the initial development and construction of The Villas Community. This policy has recently been reviewed and reapproved by the Board of Directors on April 25, 2019.
- B. **Location:** This policy applies to all Patio Homes within The Villas Community, Banbury Meadows, Eagle, Idaho.
- C. **Architectural Review Committee (ARC) Application:** Homeowners must submit an ARC Application (at least 30 days prior to the date work is to commence) to the Association's Management Company (DSI) requesting approval for the color selected and authorization to repaint their home. The ARC Application can be found on the following website:
<http://www.banburymeadows.org/page.cfm?name=Homeowner%20Assistance>
- D. **Approved Exterior Colors:** The following list of approved exterior house colors are available for selection by each homeowner. Please note the selected color cannot be the same as the immediate/next door neighbor:

Benjamin Moore

New Chestnut (AC-6)
Decatur Buff (HC-38)
Mystic Gold (HC-37)
Greenfield Pumpkin (HC-40)
Richmond Gold (HC-41)
Tyler Taupe (HC-43)
Woodstock Tan (HC-20)
Shelburne Buff (HC-28)

Sherwin-Williams

Cardboard (SW-6124)
Vintage Gold (SW-9094)
Almond Roca (SW-9105)
(No comparable Color available)
Tatami Tan (SW-6116)
Woven Wicker (SW-9104)
Mudslide (SW-9113)
Whole Wheat (SW-6121)
Nomadic Desert (SW 6107)

E. **The following additional Guidance is provided:**

- Homes must be painted in one of the approved exterior colors outlined above and all exterior trim can be painted in a color chosen by the homeowner, however reviewed and approved by the Board of Directors.
- The trim color selected must be compatible and in contrast with the primary house color.
- All exterior doors (back door, garage side door, etc.) must be painted the primary exterior color. Door frames must be painted the approved trim color.
- The front door must be finished in a compatible stained natural wood color.
- The Main Garage Door must be painted the same color as the exterior of the house and the door frame painted in the approved trim color.
- Gutters must be painted the approved trim color.
- Gutter Down Spouts can be painted in either the approved trim or exterior color of the house.
- Exterior belly or accent bands must be painted the same primary color as the house at the point they are attached.

- Window frames, at the point the glass is set, may be painted an off-white / cream color compatible with the selected primary and trim colors (subject to approval by the Board).
- Fascia along the roof line must be painted the approved trim color.
- Soffit located under the roofline must be painted the same primary exterior color of the house.
- All raised stucco trim or accent points must be painted the primary exterior color, this includes raised stucco accent features around doors, windows, garage door, stone work, etc.
- Arbors located in the front of the house must be stained in a dark brown color approved by the Board. Arbors cannot be painted.
- Metal patio covers are permitted only over backyard patios and must be attached to the main house and be of the same or similar color as the house trim.
- Utility meters and service lines/equipment must be painted the primary exterior color or the color of the siding it is attached.
- Exceptions or variances to these guidelines must be approved by the Board of Directors.
- The original list of exterior colors was modified by the Board by adding one additional color (which is in keeping with the overall color scheme): Nomadic Desert (SW 6107).

F. **Compliance:** The Board of Directors and ARC are responsible for ensuring the above exterior colors are utilized and guidelines followed in order to maintain and enhance the Villas Tuscan Style Community and color scheme.

G. **Sample Color Palettes/Strips:** A folder with a complete set of color palettes/strips can be temporarily checked out for review by homeowners at the HOA's Management Company, Development Services, Inc. For assistance contact Brenda Hines, Association Mgr., Tel # 208-939-6000.

This Resolution has been reviewed and approved by The Villas Board of Directors on June 10th, 2019.

FOR THE BOARD OF DIRECTORS:



Jeff Hill
President



Cheryl Naley
Secretary

Date: 6/10/19

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Cc: Brenda Hines, Association Manager, DSI
HOA Records File
Each Villas Homeowner