

2.1.12 Paint Color Palette Guideline - Exterior Paint

1. Color palette has been revised. All exterior painting/repainting of homes must be submitted for approval to the MC.
2. Approved exterior paint colors are listed in Appendix A-6 .
3. Only those exterior paint colors which are listed in A-6 are permitted. Any paint manufacturer may be used so long as color is matched to the approved Sherwin Williams paint color.
4. Color palettes are available for review at the WCA Countryway Swim & Tennis facility or the WCA office.
5. A minimum of two (2) and maximum of three (3) paint colors are permitted per unit, except in the following situations:
 - Up to four (4) colors are permitted when the Unit has shutters, if the front door and shutters use different accent colors or if the shutters are an accent color and the front door is wood stained. (The colors will consist of 1 body, 1 trim, 1 accent for shutters and 1 accent or wood tone for front door).
 - Up to five (5) colors are permitted when the unit has shutters, the front door and shutters use different accent colors and the garage is painted using the 3-part painting system described in Section 2.1.5 of these Guidelines. (The colors will consist of 1 body, 1 trim, 1 accent for shutters, 1 accent for front door, and 1 color for the garage which are used to create wood tone and wood grain appearance).
 - One color must be declared the house body color.
6. Any siding must be painted body color only.
7. Home additions must be painted the same color as the existing body. Existing body colors no longer on the color palette will be grandfathered in for home addition painting only. If the existing portion of home needs repainting at the time of construction, then an approved color from the current palette must be selected for the entire home.
8. Body colors shall not be the same color spectrum (must be at least two strips in between colors based on the Sherwin Williams color deck) as adjacent homes and/or directly across the street unless otherwise specified in INSG. No two homes directly across from or adjacent to each other shall be any of the approved white body colors. Trim color must be within three (3) shade colors, up or down, on the same color strip as the body – or- one of the trim ONLY colors.
9. For the approved white body colors on the palette, trim color may be any approved body or trim color.
10. Garage Doors must match the body or trim of the Unit's exterior color, except as permitted in section 2.1.5 of these Guidelines.
11. Front doors may be painted the same color as the body or trim, in lieu of using a "accent paint color" or the "wood tone and wood grain 3-part painting system".
12. Front porch concrete slab and/or steps shall be maintained and if painting new, it must be done as follows:
 - Single Family Homes shall match the color of the body or the trim of the home.
 - Neighborhoods which are governed by a sub-association with their own CCR and By-laws, if those documents clearly state that the association has the

“exclusive right to painting and repair of exterior building services” shall use the same color originally used by the developer, known as “battleship gray”. (Under present WCA Color Palette the equivalent color to battleship gray is SW-7023 Requisite Gray).

- Any Neighborhood wishing to have a different “Individual Neighborhood Guideline” for painting of their front porch concrete slab and/or steps, must follow the process prescribed in Article XII, Section 35 of the WCA Declaration.

13. Sheen of paint shall not exceed semi-gloss for the body/wall.

14. Definitions:

- Body/Wall – Wall, siding, exterior entry doors (other than front doors), exterior entryway ceilings, garage doors, pillars, pillar bases, rear patio/porch ceilings, patio/porch ceilings, downspouts, gable vents, utility connections, cable and phone boxes, solar piping on wall
- Trim – Soffit, gutter, fascia, pillars, pillar bases, contrasting border around windows, keystones, gable vents, exterior entry doors and garage doors
- Accent – Front doors, door frames, keystones, gable vents, and shutters

15. Fascia may also be painted the color of the roof

16. Pool decks may be coated with a finish consisting of cement and stone, pebbles or glass such as PebbleTec or PebbleSheen as long as the colors are natural, soft muted earth tones or neutral shades consisting of beige, brown, taupe, tan or gray.