

# Osprey Isles HOA, Inc. Paint Policy as of May 2, 2016

All Painting Improvements must be made in accordance with the Declaration of Covenants, Conditions and Restrictions for Osprey Isles and the Osprey Isles Architectural Review Committee Guidelines. Please review these documents carefully, and make sure your plans comply with their requirements.

- 1) Owner must fill out an ARC form for **ALL** paint requests, even if you are painting the same color. **No work may commence until you have received written approval back from the Board on the ARC Form.** If you choose to proceed without an approved ARC form signed by the Board, you do so at your own risk and you may have to undo your work and repaint if the Board does not approve your ARC.
- 2) Color scheme A through H have been approved.
  - a. House Walls: Paint flat, satin, or non-gloss paint.
  - b. Trim: Paint flat or low-luster gloss (no shiny or high gloss paints).
    - i. Trim CANNOT be the same color used for house walls.
    - ii. Trim includes window surrounds, door surrounds and fascia.
  - c. Shutters: Paint same as trim color.
  - d. Garage Doors: Paint as per Color Scheme directions.
  - e. Front Doors: Paint as per Color Scheme directions.
- 3) Owner to apply a sample of all Paint Scheme colors on wall of home a minimum of 2' by 2' to help determine harmony with the house roof, driveway and any stone work at the same time as the ARC is submitted. The Architectural Committee will stop at your house to view the color and determine harmony with the rest of the house, including the roof, driveway and stonework color.
- 4) Owner can paint again using their **original** color scheme, but **cannot** change to another original color. Any change must be selected from the new color schemes A through H.
- 5) No two homes next to each other can be painted the same color. The First ARC received will take color preference.
- 6) Color schemes cannot be mixed or matched. The owner is to pick from only one approved color scheme and comply with all requirements as to color placement from the chosen scheme.
- 7) Scheme color cannot be reversed, i.e. you cannot use trim color for the house or door color for trim color. Please make sure you know what color goes on what part of your home before you start painting. If in doubt, please call the management company with any painting questions to avoid having to redo any painting.
- 8) Owner to submit an ARC Form to request approval for **ALL** "touch up" work to avoid any confusion as to what is and is not considered "touch up."
- 9) If you have doubts about the color scheme you have chosen and whether the Board will approve it, you may select a second color scheme choice. Simply paint a minimum 2' by 2' of each color on your house wall and note on your ARC Form color choice "Number 1" and color choice "Number 2" followed by the identifying information for each color choice.