

# SANTA FE RIDGE PAINTING POLICY

Dear Santa Fe Ridge Homeowner:

The Board of Directors for Santa Fe Ridge Homeowners Association (the "Association") continually strives to preserve the aesthetic appeal of the community and to promote the enhancement of property values. As you know, exterior paint is one of the most important aspects of your home. When paint fails, it leaves the substrate (i.e., stucco, masonry, wood) open to a barrage of dangers. When not treated, it can quickly destroy your home and cost you thousands of dollars in damage. Good quality paint can protect your home from water, sun and mold or mildew damage.

The Declaration of Covenants, Conditions and Restrictions for Santa Fe Ridge (the "Declaration") requires all homeowners to maintain the buildings and structures on their Lot in good condition - which includes repainting. See Section 8.1.

## When do I Need to paint?

Pursuant to Section 8.1f of the Declaration, "no building or structure on any Lot or Parcel shall be permitted to fall into disrepair and each such building and structure shall at all times be kept in good condition or repair and ***adequately painted*** or otherwise finished."

The desert sun is very hard on house paint. The average life of house paint in the valley can range from 4-7 years. Much depends on the quality of paint used, color and duration of intense sun exposure. The expectation of the Association is that the paint color always maintains uniformity (no visual variations in color) and is intact at all locations. The Association has determined that a home is not "***adequately painted***" (as required by Section 8.1f of the Declaration) if there appears to be:

- **FADING:** Where the paint has become lighter than the original color, loss of color. Variations in color are visible, blotchy.
- **PEELING:** loose paintflakes.
- **CHALKING:** To test for chalking, touch the paint surface with your finger; if it leaves a chalky paint residue on your hands this is a sign the paint is breaking down. It is time to repaint; new paint will never leave any film on your hand.

If your home has been identified as in need of repainting, the Association will pursue the following course of action:

- The Association will send you a violation letter indicating that your home (or a portion thereof) is in need of repainting under Section 8.1f of the Declaration. Enclosed with the letter will be an Architectural Design Review Form (the "ARC Form").
- You will have sixty (60) days from the date of the violation letter to return the ARC Form to the Association. The ARC Form is a pre-requisite to painting your home.
- If your entire home has been identified as in need of repainting, the Association will provide you with (9) months from the date of the violation letter to complete the repainting. The Association may provide a shorter time frame for compliance if only a portion of your home has been identified as in need of repainting (e.g., fascia, trim, pop-outs, etc.).
- The Association will send you a reminder notice every three (3) months regarding your upcoming deadline to repaint your home.

- If you fail to repaint your home within (9) months from the date of the violation letter (or a shorter time frame if applicable), the Association may pursue its enforcement remedies under the Declaration and/or as allowed by Arizona law. Such remedies include, but are not limited to, imposing monetary penalties against you for non-compliance.

Please contact City Property Management to help you with compliance. Again, the intent of the Association is to maintain and enhance the value of the community.

### **Selecting a Paint Scheme**

The Design Guidelines were put together to ensure that homes are painted in colors that lend well to the original community color scheme selected by your builder. Colors selected may be one of the original and/or approved colors schemes or may be other approved colors which are similar.

The colors schemes approved for Santa Fe Ridge contain body, accent, pop-out colors, and front entry/door stain. **No more than two colors are permitted in your paint scheme.**

Exterior walls that have not been finished/textured must be painted Dunn Edwards color DE6124. Stucco/textured walls must be painted to match the base color of the home.

When submitting a paint scheme to the ARC for approval, you will need to submit from the approved paint schemes. Keep this in mind as you make your selections.

Any paint company can match these colors, so long as you provide them with the paint manufacturer, name and number. As such, you will not need to buy paints from different places.

### **Requesting Approval**

Once you have determined your paint schemes, you will need to submit them to the DRC for approval.

The ARC has 45 days from **receipt of a complete submittal** to review and approve a request. Incomplete submittals may be returned to the homeowner for more information.

### **IMPORTANT:**

No painting may begin prior to ARC approval. If painting occurs without prior approval, the homeowner may be subject to fines and/or other enforcement action. Additionally, if the ARC determines that the colors used are not appropriate for the community, they will require everything to be repainted.

The ARC may disapprove the color scheme submitted if it is not an approved color scheme or does not blend with the community. The homeowner will then be asked to submit a different scheme that is more harmonious with the community.

Once the ARC has made their decision, they will notify Vision Community Management. The Community Manager will send a letter to the homeowner stating that their request has been approved.

### **Last Step!**

Once the homeowner has received an approval letter in the mail, they may contact their painter to arrange for the work! The painting must be completed in accordance with the time frame(s) above.