The Pines at South Mountain Painting Standards and Guidelines
Addendum to the Architectural Compliance Guidelines
Dated March 24, 2019

Painting with the Color Palette

Effective with the new 2019 color palette, The Pines at South Mountain Architectural Guidelines is implementing a color scheme that promotes a more modern and distinctive community look that compliments the original unique designs of our structures.

The following color combinations are provided for homeowner selection:

1. *Tuscan Mosaic* DE6208 with Rock-n-Oak DE6209
2. **Whole Wheat** DE6124 with Carved Wood DE6125
3. *Pigeon Gray* DE6214 with Wooden Peg DE6215
4. *Desert Suede* DE6206 with Pigeon Gray DE6214
5. *Stucco Tan* DE6205 with Desert Suede DE6206

Recommendations

In order to ensure consistent color representations of the colors selected, the ACC has determined that there are three paint brands that produce the desired results:

- Dunn Edwards Evershield or Spartashield
- Sherwin Williams Duration, Emerald or Rejuvenate
- Benjamin Moore aura or Regal

The color palette references a Dunn Edwards paint color name and code, however, both Sherman Williams and Benjamin Moore can and will prepare the Dunn Edwards color to the correct specifications and their bases are similar chemically.

Other paint brands may be used but adherence to the color palette in hue, tint, tone and shade is required. Make sure your paint selection adjusts for the differences in the exterior base, not just the color additives. You can help by taking a sample from Dunn Edwards with you when you purchase your paint. Yes, it is all in the chemistry.

Painting Tips

The majority of the cost for painting a structure will go for labor. Maricopa County 2018 costs estimate $3000.00 for labor for a 2500sft residence. Using the recommended paint brands and HOA coupon, estimated paint costs are $400.00. Some contractors may charge more for two-tone painting but this is negotiable.

Exterior painting often requires two layers of paint, especially if there are significant stucco crack repairs or visible discoloration of existing paint. Some painters will tell you that spraying

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one way then another constitutes two layers - it is not. In accordance with national standards, two layers of paint occurs when the first layer is to allowed to dry slightly before the second layer is applied.

Using a high quality of paint ensures that your home investment is preserved for a longer period of time and that the color will withstand the weather conditions in the Valley of the Sun. Plus, higher quality paints usually take less paint to achieve a solid, consistent coat on your home.

When you hire a painter for your home, make sure you give the contractor/painter specific requirements for the job that meet your requirements and the Architectural Guidelines. The Architectural Application requires a sample of the paint you will be using before an application is approved. If a contractor/painter buys the paint, require a copy of the materials purchase separate from the all-in-one invoice so you retain the manufacturer's warranty.
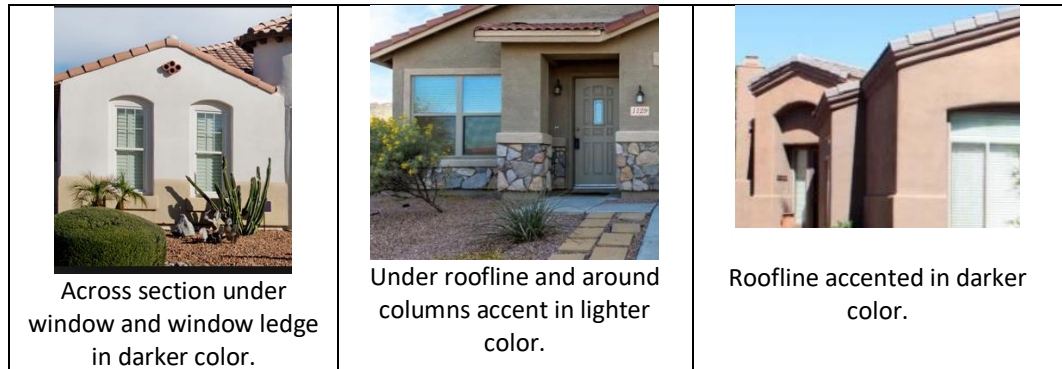
It is also important to have a licensed, bonded and insured painter to make it easier to get issues resolved, if necessary. Ask your insurance company if you want further guidance on this or check Arizona's Corporation Commission.

Painting Guidelines

Effective with this update, The Pines at South Mountain is implementing a color scheme that promotes the more modern and sought-after two-tone house colors. However, there are some restrictions.

1. The new color palette allows homeowners to paint their home using one of the approved body colors and optionally an accent color. In each case, the accent color and body color may be reversed. For example, Use Rock-n-Oak for the body and Tuscan Mosaic for the accent. (See #4 below.)
    a. Base and accent colors must be a flat or velvet finish. Gloss paints are prohibited.
2. Pop-outs are areas of a structure that are extended from the main body. The extension may be subtle or prominent. Within our community, pop-outs exist as horizontal rolls along the roof line, as an extended surface above decorative stone, as a series of surface extensions on the right and left of the garage door opening, as a window sill on a street-facing window.
    a. Example of use in our area.

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Across section under window and window ledge in darker color.

Under roofline and around columns accent in lighter color.

Roofline accented in darker color.

3. Garage doors and painted metal entrance door must be painted the same color as the structure but in a paint that is intended for metal. The paint sheen must be eggshell. Gloss paints are prohibited.
    a. Structures with wood doors may be left in their natural wood state or painted one of the approved colors.
    b. A limited number of structures have doors that were grandfathered-in by the community developer and are exempt from this limitation.
4. The wall into which a structure's backyard access gate exists must be painted the same color as the body of the structure.
    a. A limited number of street-facing, backyard enclosure walls do not have gates due to the orientation of the two adjacent structures.
5. Wrought iron gates may be painted the color of the stucco wall on which it is mounted or black.
    a. Wrought iron gates painted the color of the stucco will have wood inserts painted the color of the stucco and maintained without pealing, chipping or faded color.
    b. Wrought iron gates painted black will have composite inserts in either a gray or brown color. Composite color should accent the body color on the home.
        i. Home Depot has Veranda Cape Code Gray, Heartwood and Jatoba Composite Dog-Ear Fence Picket.
        ii. Lowes has Fiberon Woodshades Rustic Barnwood, Rustic Cedar and Rustic Redwood.
6. ACC will not approve requests for painting a home using a color that is no longer approved for the community. The use of "color matching" techniques is prohibited.