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FAQ: SUMMER BROOK HOA GUIDELINES FOR USE OF THE APPROVED COLOR CHART

SUMMER BROOK of MELBOURNE HOA GUIDELINES: APPROVED COLORS, FENCING, PAVERS

Please be aware the amended Covenant Section 7.3, as ratified by the Board-of-Directors in March-2017, clearly states ...”Exterior Paint Colors: The approved exterior paint colors for dwellings and improvements located within the neighborhood shall be kept in a color chart, which shall be held and available as an official record of the association. Such color chart shall delineate the colors the various components of dwellings and improvements must be painted. Unless otherwise specifically approved by the Board-of-Directors, no deviation from the color chart can transpire, and any deviation will be expressly deemed to be in violation of this Covenant...”. The Board has agreed to add to the original existing colors used by the developer (CENTEX Corp.) acquired from Color Wheel in Melbourne. The added approved paint and stain colors are set forth separately for the dwelling (house), fencing types and surrounding concrete surfaces. The approved colors are from manufacturers Sherwin-Williams, BEHR & Olympic but **ANY manufacturer** may be used **as long as the chosen manufacturer’s product matches the above referenced manufacturer’s color code or computer scanned optically matched to the approved color sample**. The approved colors were chosen for multiple reasons but foremost they were chosen to compliment the community via fairly subtle blended earth tones.

Caution: The below listed brochures have been scanned and made into pdf files and included here for your convenience. Due to the variance in scanning equipment, inks and printers the colors within these brochures may NOT exactly match the original brochure colors so it is **strongly** recommended that you use the below web brochures as an easy first pass selection guide but then obtain the actual Sherwin-Williams paint brochures from either a Sherwin-Williams supplier or request a color book of brochures from the Summer Brook HOA via sending an email: sbhoaf1@summerbrook.info

HOUSE COLOR STYLES BROCHURES

- **American Heritage**
- **Northern Shores and Seaports**
- **Suburban Modern**
- **Desert and Southwestern Style**
- **Southern Shores and Beaches**
- **Suburban Traditional**

CONCRETE AREAS (DRIVEWAY, WALK-UP SIDEWALK, CITY SIDEWALK) PALLETS

- Concrete Pallet #1
- Concrete Pallet #2

EXTERIOR WOOD PAINTS & STAIN FINISH

- Wood Finish Pallet #1 (BEHR SOLID)
- Wood Finish Pallet #2 (BEHR TRANSPARENT)

- The Board-of-Directors has implemented the below reasonable rules and guidelines on how and where to utilize the approved colors plus fence installation. To best explain the rules & guidelines the format will be a series of potential questions and answers listed later on called “FAQ’s – Frequently Asked Questions”.

GUIDELINES FOR THE HOUSE

- The Sherwin-Williams brochures have approved color combinations divided into what are called “pallets” or “color groupings”. A color pallet/grouping is comprised of (3) or (4) sample colors looking left-to-right. The far left larger rectangle sample being for the “BODY” color of the house; the smaller rectangle sample to the right of the BODY sample is for the “TRIM” color of the house; and there is either (1 or 2) smaller rectangle sample colors to the right of the TRIM sample to be used for “ACCENT” or “ACCENT 2” colors. **IMPORTANT!! YOUR SELECTIONS MUST BE MADE WITHIN THE SAME PALLET**

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GROUPING LEFT-TO-RIGHT. Meaning you can **NOT** select a “BODY” color from one pallet group and a “TRIM” color from another pallet group or an “ACCENT” color from another pallet group. In summary, no mixing of different colors from different pallet groups. You must stay in the **SAME** pallet group left-to-right for BODY, TRIM & ACCENT colors. You can **ONLY** select and use **(1)** ACCENT color even if the Pallet offers (2) choices.

The original developer’s CENTEX Corp. colors are grandfathered-in and can still be selected from the CENTEX color books with colors from Color Wheel. These books **ONLY** have BODY & TRIM color groupings (there are NO ACCENT colors). As with the Sherwin-Williams color pallet groupings, CENTEX BODY & TRIM colors **cannot** be swapped with each other nor can they be swapped with colors from other grouping pairs.

1. Q: When selecting colors for my home from the Sherwin-Williams color book brochures, can I mix-and-match colors from different color pallet groupings or from different books?
A: **NO**...Homeowners **MUST** select their BODY, TRIM and (1) ACCENT color from the **SAME** pallet grouping. **REPEAT, HOMEOWNERS MUST SELECT THEIR BODY, TRIM and (1) ACCENT COLOR FROM THE SAME PALLET GROUPING.**
2. Q: Can I paint my front, rear or side door (if applicable) a different color than the colors belonging within the chosen pallet grouping?
A: **NO**...Home owners **MUST** stay within the pallet grouping selected to paint the front, rear or side door. However, as an exception: if the exterior (BODY) of the house is **NOT** being painted but the front, rear or side door is being replaced or repainted, you may paint the door(s) an approved BODY, TRIM or ACCENT color from the approved Sherwin-Williams color books that **closely matches** your current exterior (BODY or TRIM) colors as long as the chosen color blends with the current home colors. Any change must have a properly completed and approved ARC form prior to work being performed.
3. Q: When painting my front, rear or side door, can I select any of the “BODY, TRIM or ACCENT” colors from the Sherwin-Williams color books?
A: **YES**...when your house is being painted using the Sherwin-Williams color book selections, your front, rear or side doors may be painted using one of the “BODY, TRIM or only (1) of the ACCENT” colors.
4. Q: Can I stain my front, rear or side door a different color than the colors in the approved Sherwin-Williams color books?
A: **YES**...If the door is wood or has a wood grain texture. The selected stain must blend with and be complimentary to the exterior colors of the house. If the door is a replacement door, a properly completed ARC form must be submitted and approved for **BOTH** the new door and stain prior to any work being performed.
5. Q: When using the Sherwin-Williams color book color pallet grouping for my house, can I select an “ACCENT” color for my garage door?
A: **NO**...The homeowner may **ONLY** select and paint their garage door a “BODY” or “TRIM” color (reminder: either selection must be from same Pallet grouping as the house “BODY”)
6. Q: What part of the exterior of the house can be painted with an “ACCENT” color?
A: **ONLY** Front, rear or side entry doors as-well-as decorative shutters may be painted an “ACCENT” color (reminder: **ONLY (1) ACCENT** color can be used). The garage door must **ONLY** be painted a “BODY” or “TRIM” color.
7. Q: Can I paint the Trim the same color as the BODY of the house?
A: **NO**...You **MUST** use an approved “TRIM” color from the same Pallet grouping as the “BODY” color. Complimentary/blending colors are required to stay consistent with the Summer Brook subdivision approved color Pallet grouping.

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8. Q: When painting my house, can I paint the soffits, gutters and/or drip edge of the house?

A: **YES**...You may paint them using **ONLY** the "BODY" or "TRIM" color that is currently used on the house.

9. Q: If my TRIM color on my house needs repainting, can I paint it the same color or a different color?

A: **YES**...for **BOTH** situations. The color selected **MUST** be an approved color from the older CENTEX Color Wheel or Sherwin-Williams color books. If repainting an older CENTEX TRIM color, you **MUST** use the correct CENTEX TRIM color paint code that corresponds to your CENTEX color. If you are selecting a new TRIM color from the Sherwin-Williams color books, you **MUST** select a TRIM color from a Pallet grouping whose BODY color closely matches your current house BODY color and will blend with current house colors.

10. Q: Can I paint the BODY and TRIM of my house a white color of my choice ?

A: **NO**...It is a misconception that the color "WHITE" is a "Doesn't Matter or a Free-shot" color. You **MUST** select a white BODY or TRIM white color from the approved Sherwin-Williams color Books, stay within the Pallet grouping rule, and **cannot** swap to a white color of your choice.

11. Q: Even though using the Sherwin-Williams color books (plus choosing colors from the same Pallet grouping), can I use a TRIM color to paint the BODY of my house and the BODY color to paint the TRIM ?

A: **NO**...The BODY, TRIM and ACCENT colors, even though from an approved Pallet grouping, **CANNOT** be swapped.

12. Q: When I select an approved Sherwin-Williams color book Pallet grouping to paint my house, can I just go to the paint store and give them the **just the name** of the Sherwin-Williams colors I selected so they can mix my paint?

A: **NO**...You **MUST** use the Sherwin-Williams **color code number** **OR** give them a **sample of the selected color chip** for them to optically computer scan (if they have that capability) so they can accurately match the Sherwin-Williams color(s) you have selected. If selecting a CENTEX color scheme, obtain the CENTEX color book and take the sample color swatch to the paint store to have them optically computer match the color.

13. Q: Can I paint the screened enclosure area at the rear of my house a different color than the paint colors of my house?

A: **YES**...The screened enclosure area in the rear of your house is **NOT** considered the exterior of your home. However, if there is a rear porch area in the rear of your house and it is **NOT** enclosed by a screen it is considered to be part of the exterior of your house and all walls pertaining to this porch area will be considered as exterior walls.

GUIDELINES FOR CONCRETE AREAS (ARC Must Be Submitted Plus Check With City Code Enforcement)

1. Q: Can I paint/stain my Driveway, Driveway Apron (section between City sidewalk & street), City sidewalk and Walkway (walk-up sidewalk to door) ?

A: **YES**...You may paint/stain these concrete areas a uniform color (all areas painted/stained must **all** be the **same** color) as selected from an approved concrete color brochure. Since approved concrete colors are **NOT** part of a Pallet grouping for house colors, the selected concrete color **MUST** compliment and blend with the colors of the house. The complimentary and blending aspect will be at the discretion of the ARC Committee and Board-of-Directors. It is recommended to check with City Code regarding painting/staining of concrete areas as non-slip Grit must be added.

2. Q: Can I incorporate a design, symbols, verbiage or similar items on my concrete areas with paint/stain ?

A: **NO**...No designs, symbols, verbiage or similar items permitted. Only homogenous approved paint/stain color allowed. If there are any existing violations of this guideline as of this date (12/20/20) they would have been "grandfathered-in" from past years and if/when the concrete is ever requested to be repainted these violations will have to be removed.

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GUIDELINES FOR PAVERS (ARC Must Be Submitted Plus City Permit Required)

1. Q: Can I install Pavers on my property's concrete areas ?

A: **YES**...A properly completed ARC form listing what areas are to be paved; paver color, style and paver pattern must be submitted and approved before work is performed (to assist in approval process it is recommended to attach brochure photo showing color, style and paver pattern). At this time the HOA's ARC Committee or Board does **NOT** have dedicated approved color or style samples so each ARC request to install pavers will be evaluated as to color, style and pattern to ensure paver color, style and pattern are compatible with house colors. The HOA also would like that (as with painted driveways) that **NO** symbols, artwork, verbiage, etc. be incorporated into the paver pattern as it would be cause for ARC disapproval.

GUIDELINES FOR FENCING (ARC Must Be Submitted Plus City Permit Required)

1. Q: Can I paint/stain my fence ?

A: **YES**...**ONLY** wood fencing can be painted /stained. **ONLY** approved paint/stain colors as listed can be selected but the selected color **MUST** compliment and blend with the colors of the house. The complimentary and blending aspect will be at the discretion of the ARC Committee and Board-of-Directors. Fencing **MUST** be one homogenous color regardless of fencing material utilized (no multi-color sections). PVC Vinyl, Composite and Decorative Metal **cannot** be painted and must remain the original supplied color (see approved color discussion on initial ARC page).

2. Q: Can I install fencing around my property ?

A: **YES**... You may **ONLY** install a Wood, PVC, Composite or Decorative Metal fence around the perimeter of your Property (except as noted below).

- A properly completed ARC form (obtainable from this WEB site) submitted for approval that includes the height, fence material, style, and color also accompanied by an attached diagram showing proposed fence and gate location. **NO** installation to be performed until ARC is approved. If property is abutted to retention pond or conservation area as explained further below, a Board pre-inspection for fence location will be required).
- Fence **MUST NOT** be forward of the front setback line of the house (or side setback lines for corner lots).
- Fencing **MUST** be no higher than 6 foot high (except as noted in next parameter)
- If your property abuts a retention pond or conservation area the fencing around the sides of the rear of your property can start out at 6 foot high max from the front setback line but then must transition (taper) down to the required 4 foot high maximum height at a point to be determined by a physical inspection by the Board-of-Directors (or their designate) which will be the physical location where the 6 foot fence would start to obstruct the view of the pond or conservation area of the neighboring property as viewed from **their** rear outside covered porch area (your fencing may **NOT BLOCK** the neighboring peripheral view of the pond or conservation area). This transition point from 6 foot to 4 foot fencing will be given to the fence installer to follow. If NOT followed it must be remedied.
- If the rear of your property abuts a retention pond or conservation area the 4 foot portion of the fencing **MUST NOT** obstruct the neighboring view of the retention pond or conservation area meaning fencing must be see through design (if normally solid panels the 4 foot panels need be "picket-type" design where open spaces are see-through at the same width minimum or greater as the solid portions of the picket sections.
- If your rear property line (and **ONLY** the rear property line) abuts a retention pond or conservation area, then a Chain-Link fence 4 foot high maximum may be installed **ONLY** across the rear property line (NOT along the property sides). That portion of **side fencing** material that is also 4 foot high must see-through as explained above.
- Fence must be installed "BEST SIDE OUT" meaning support posts **MUST** be located on **inside** of fence.

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PLEASE REMEMBER: ANY ALTERATION to the exterior of the house (with the exception of landscape changes) pursuant to the Covenants & Restrictions under Article VII; Use Restrictions and Architectural control; all exterior changes must have a properly completed and approved Alteration Review Committee (ARC) form prior to any work being performed. You can obtain a blank form from this web site or contact an ARC Committee member or Board-of-Director member listed on this web site. Once the ARC form is completed you can mail it to HOA at the address listed on the first page of this web site or deliver to an ARC or Board member.

Your HOA Board-of-Directors hopes this information both explains and clarifies the use, guidelines, rules and implementation of the approved color books, list of colors for fencing and concrete areas. We are aware we cannot foresee all the possible scenarios or possible questions and therefore will address each case on an individual basis while striving for consistency. The above information will be used as a guide in an attempt to keep all matters as uniform and objective as possible.

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