

SUMMER BROOK of MELBOURNE HOA

Color Chart

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, acquired from Color Wheel in Melbourne (Now Sherwin-Williams). 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.

DEFINITIONS

All terms not defined herein shall be defined as provided in the Declaration of Covenants & Restrictions.

Color Palette – all currently approved, or which may be approved in the future, brochures, palettes, color groupings, or books, as each may be described by the applicable company, for exterior use.

Please be aware, the below listed brochures and palettes have been scanned and made into pdf computer 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 or palette 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 or contacting a Board or Architectural Review Committee (“ARC”) member. **Note: Not all colors listed in the Sherwin-Williams brochures are approved colors. Ensure you check the website or color book from the HOA to ensure the color has been approved.**

Concrete Palette – Those approved stain colors for use on concrete surfaces, including but not limited to driveways, entrance sidewalks, city sidewalks, driveway aprons and landscape curbing.

Wood Finish Palette – Those approved paint and stain colors for use on exterior front, side, or rear wooden or wood grained doors (excludes garage doors) as-well-as wood fencing.

CURRENTLY APPROVED COLORS

HOUSE COLOR STYLES BROCHURES (Sherwin-Williams) **Note: Not all colors listed in the Sherwin-Williams brochures are approved colors. Ensure you check the website or color book, from the HOA , to ensure the color has been approved.**

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

- The subdivision developer CENTEX Corp. original colors can still be selected from the CENTEX color books with colors from a store originally called Color Wheel but is now part of Sherwin Williams. These books ONLY have BODY & TRIM color groupings (there are NO ACCENT colors). As with the Sherwin-Williams color grouping/palette, CENTEX BODY & TRIM colors cannot be swapped with each other nor can they be swapped with colors from other CENTEX grouping pairs listed in the CENTEX color book.

CONCRETE AREAS (DRIVEWAY, ENTRANCE WALKWAY, CITY SIDEWALK) PALETTES

- Concrete Palette #1
- Concrete Palette #2

EXTERIOR WOOD PAINTS & STAIN FINISH

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

Metal Roof

Any proposed metal roof **MUST** be selected from within one of the following earth tone color families:

- Cream - Clay
- Tan - Gray
- Brown - Green

Example: NO **non-earth** tone colors such as but NOT limited to Blue, Red, White, Aluminum, Copper and the like shall be used

The metal roof color chosen need to be complimentary to and blend with the colors of the home and the aesthetics of the community.

Dwelling delineation of various Components

1. The Sherwin-Williams brochures have approved color combinations divided into what are called “color groupings” or “palettes”. A color grouping/palette 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 the “ACCENT” or “ACCENT 2” colors. **IMPORTANT!! YOUR SELECTIONS MUST BE MADE WITHIN THE SAME COLOR BROCHURE AND WITHIN THAT BROCHURE SELECTED COLORS MUST BE FROM THE SAME COLOR GROUPING or PALLET GROUPING LEFT-TO-RIGHT.** Meaning you can **NOT** select a “BODY” color from one brochure and a TRIM color from another brochure NOR can you select a TRIM color from a different color grouping or palette even if from the same color brochure you selected the BODY color. Same rule for an “ACCENT” color as the ACCENT color must be from the same color grouping as the selected BODY color. In summary, no mixing of different colors from different brochures or color groupings. You must stay in the **SAME** color groupings/palette left-to-right for BODY, TRIM & ACCENT colors. In addition, for those brochures offering (2) ACCENT colors you can only select and use **(1)** ACCENT color even if the grouping offers (2) choices.
2. The following is for clarification as to what the HOA classifies as the house areas to be painted BODY, TRIM & ACCENT:

BODY: The main stucco (cement) surface area of the house (usually vertical walls). Can ONLY be painted a BODY color. The screened enclosure area in the rear of your house is NOT considered to be a portion of the exterior of your home. However, if the rear porch area of your house is NOT enclosed by a screen it is considered a portion of the exterior of your house and all walls pertaining to this porch area will be considered as exterior walls to be painted with the uniform approved BODY color.

TRIM: The decorative raised portion of stucco framing surrounding windows, doorways, garage doors, arches or any other architectural feature. Can ONLY be painted a TRIM color.

ACCENT: The areas of the house permitted to be painted an ACCENT color are the Front Door, side or rear entry doors, wood framing (casing) around the front, side and rear doors, and decorative window shutters. GARAGE DOOR(s) can NOT be painted an accent color.

DRIP EDGE: Also called metal flashing, it is the 2"-3" high metal edging right below the shingles that follows the perimeter of your roof around your house. This Drip Edge is usually pre-painted at installation but if repainted it MUST be painted the same color as the fascia below and can ONLY be painted Pure White, BODY or TRIM color.

FASCIA: The fascia is the near vertical 6"-8" high strip of metal installed below the roof & behind the Drip Edge that is installed around the entire Perimeter of the house. Pre-painted at installation but if repainted it MUST be painted the same color as Drip Edge above (Pure White, BODY or TRIM color).

SOFFIT: The Soffit (within Summer Brook) is probably of vinyl or metal material & is installed horizontal from the near bottom of Fascia to the outer wall of the house. It is perforated to allow air flow in and out of attic. Pre-painted at installation but if repainted it MUST be painted the same color as Fascia and the Drip Edge above (Pure White, BODY or TRIM color).

Gutter and Down Spouts: The shallow trough fixed beneath the edge of a roof for carrying off rainwater. Can only be painted Pure White, Body or Trim color.

3. The physical house structure can ONLY have a total of three (3), excluding Pure White, final approved colors applied on the areas listed above
4. If a member would like to use the original BODY & TRIM CENTEX colors (no ACCENT colors were offered at construction) then the areas designated as accent must be painted Pure White, Body or Trim color.
5. Homeowners do NOT have to use paint manufacturers that have provided color brochures or color palettes. However, if they want to use another paint manufacturer they MUST take the Sherwin-Williams, BEHR or Olympic color code or the actual approved color brochure/palette to their desired place of purchase so that if their place of purchase has the computerized optical scanning capability they can scan the sample colors from the brochures/palettes to obtain the approved colors.
6. Stains or paints for wood or wood grain textured doors may be selected from the Association approved Stain & Paint Palettes. Where a homeowner selects a stain or paint color from a provider other than that in the current approved stain

& paint palettes, the color must be approved by the Association and blend with, and be complimentary to, the existing house color scheme.

Concrete delineation of various areas and color use

1. Owners may stain any driveway, entrance walkway to a door, driveway apron, or City sidewalk (to the extent it is approved and permitted by the City), a **uniform** color as selected from the approved Concrete palette. All concrete areas will be the same color stain. Since approved concrete colors are **NOT** part of a color grouping, the selected concrete color should complement and blend with colors of the house. The complementing and blending aspect will be at the discretion of the Association board of directors. **A no cost City permit must be obtained and a non-slip GRIT MUST be added to the city sidewalk and Driveway apron areas** however, it is highly recommended that this non-slip GRIT be added to **ALL** concrete stained areas to reduce the possibility of a person slipping. A copy of the submitted and approved no cost city permit must be submitted with the ARC Application if staining the sidewalk and or apron areas.
2. Members may install pavers on any otherwise concrete areas, to the extent approved and properly permitted by the City. All proposed paver color, styles, and installation patterns must be compatible with the house color scheme, which will be determined at the discretion of the Association Board of Directors. Each ARC approval application for the installation of pavers must include all aspects of the proposed paving project including, but not limited to, paver color, style, installation pattern, and proposed installation locations. All areas in which pavers are installed **MUST** be of the same manufacturer's color scheme (scheme meaning pavers are manufactured with blended colors, hues and color variants mixed within the paver), style, and pattern.

Fence delineation of color use

1. Wood fencing may be painted or stained with an approved paint or stain from the Wood Finish palettes, which must be of a color complementary to, and that blends with, the house color, which will be determined at the discretion of the Association board of directors.
2. All sections of the fence must be painted or stained the same, uniform color. No section of a fence may be painted or stained a different color than any other section.
3. PVC vinyl, composite, and decorative metal fencing may **NOT** be painted nor stained. PVC vinyl, composite, and decorative metal fencing must remain the originally supplied and approved color.

Severability: Whenever possible, each provision of this Color Chart shall be interpreted in a manner that is effective and valid. If any of this Color Chart is prohibited or held invalid, the prohibition or invalidity shall not affect any other provisions which can be given effect. To this end, the provisions of this Color Chart are declared to be severable.

Your Homeowners Association's Board-of-Directors and ARC Committee hopes this information both outlines and clarifies the Summer Brook Color Chart, list of colors for fencing, metal roofs, concrete areas and Paver installation and it's use and implementation of the approved Color Brochures and associated Color Grouping/palettes within those brochures . 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 Rules and Guidelines in an attempt to keep all matters as uniform, consistent and objective as possible while eliminating personal subjective opinions.