

ELDORADO FAIRWAYS AT THE TRAILS

EXTERIOR FINISH MATERIALS GUIDE

Pursuant to Article 5.6 of the Eldorado Fairways at The Trails CCR's, the Architectural Review Committee publishes this guide to aid homeowners in the selection of appropriate exterior finish materials. The listed materials represent an acceptable range of color and selection. Matching colors and materials may be submitted for approval and materials outside of the list below may be approved/declined upon request for review by the ARC.

According to Article 5.2 of the CCR's, each Lot Owner is required to submit a written plan for any exterior change, alteration, or maintenance to the ARC fourteen (14) days prior to the commencement of any construction or modification. Items requiring plan submittal include but are not limited to a building, fence, wall, parking area, swimming pool, spa, pole, mail box, driveway, fountain, pond, tennis court, sign, exterior color or shape, or new or modification of a structure.

According to Article 6.17 of the CCR's covering General Maintenance of Lots, each Owner is required to maintain all aspects of the exterior of their property in keeping with the general character and quality of properties in the immediate area. Areas of maintenance and repair include but not limited to: worn and/or rotted components, regular painting of all exterior surfaces, the maintenance, repair and replacement of roofs, rain gutters, downspouts, exterior walls, windows, doors, walks, drives, parking areas, and any other exterior portion to maintain an attractive appearance. Regular mowing, edging, and weed control of grass areas and beds are required. Upon failure to maintain any area, the HOA may with written warning correct said areas at the Owners expense.

Below represent basic guides to material selection and committee requirements to ensure plan approval in a timely manner.

Article 6.11 Fences

Typical fence installation consists of the following:

- 6 ft. or 8 ft. board on board construction or 8 ft. side by side construction height (not to exceed 8 ft.)
- 1"x 4" or 1"x6" Cedar pickets flat design
- 2"x 6" top cap on all fences to protect pickets from top rot
- 2"x 4" rails
- Heavy gauge steel posts set two to three feet deep depending on soil composition
- 1"x4" top trim below top cap
- 2"x 6" pressure treated bottom board
- Board on Board, Shadow Box styles, and standard Side by Side

Reference Photos:



Rules that ensure you have built a fence that will last:

1. While some customers prefer pine, Cedar outlasts pine every time.
2. **City code requires metal posts instead of wood posts because they won't rot.**
3. Always use 2×4's for fence rails. Superior rails will prevent your fence from sagging down the road. The industry standard is 2×3's.
4. Place your posts close enough to keep the fence straight. Six foot centers for an eight foot high fence and eight foot centers for a six foot high fence. **If board on board, always six foot centers because of weight.**
5. Stain your fence every 3-5 years
6. Seal your fence every 2-3 years

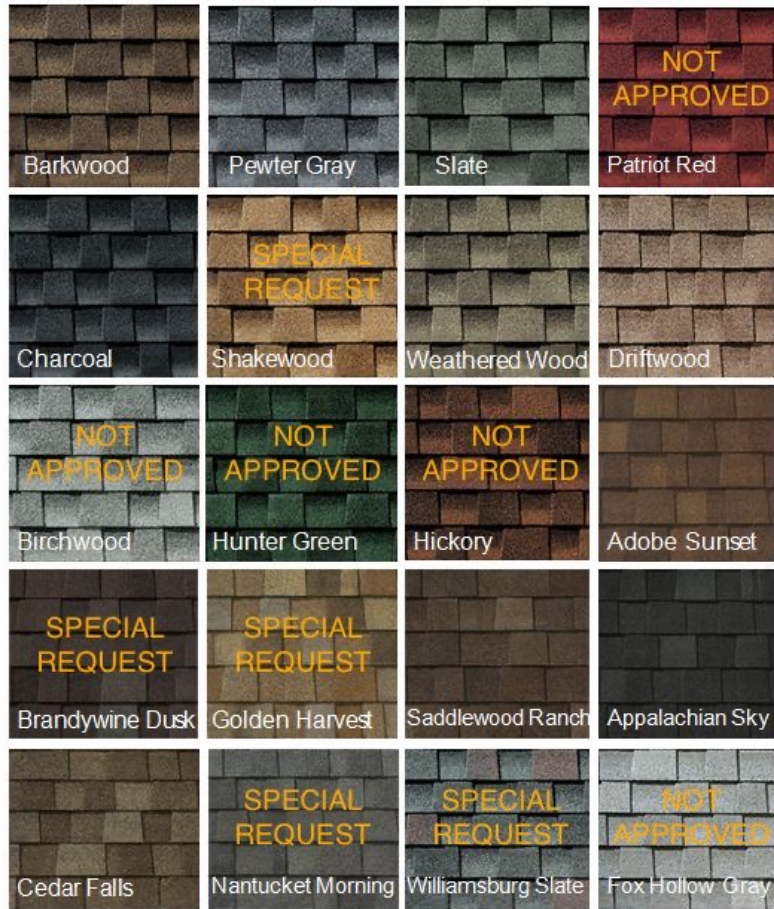
Approved Stain Colors: (BEHR colors noted, colors can be matched by contractor and other colors may be submitted for approval)

- Cedar Natural Tone
- Walnut
- Chocolate
- Chestnut
- Coffee
- Golden Honey
- Antique Oak

Article 6.17 General Maintenance: Roofing Materials

Shingle Colors: (GAF colors with color matching allowed - other colors may be submitted for approval)

- Barkwood
- Charcoal
- Mission Brown
- Pewter Gray
- Slate
- Weather Wood



Trim Colors: (BEHR Premium Plus Ultra colors noted, colors can be matched by contractor and other colors may be submitted for approval) Select paints designed for exterior use only.

Reference Website: <https://www.behr.com/consumer/colors/paint/color-family-collection/neutral>
<https://www.behr.com/consumer/colors/paint/popular-colors/colors-by-hue/grays>

- Sienna Dust
- Egyptian Pyramid
- Clay Pot
- Artisan
- Teatime
- Mushroom Bisque
- Plateau
- Natural Almond
- Sand Motif
- Olympic Bronze
- Spice Bazaar
- Arts and Crafts
- Ancient Root
- Studio Taupe
- Sculpture Clay
- Almond Wisp
- Creamy Mushroom
- Mesa Taupe
- Earthnut
- Burnished Clay
- Natural Gray
- Classic Silver
- Graceful Gray
- Perfect Taupe
- Cathedral Gray

The screenshot shows the BEHR ColorSmart website interface. At the top, there are navigation links for BEHR, COLORS, PRODUCTS, INSPIRATION, and TIPS & RESOURCES. Below the navigation is a search bar with the text "Search by Color Name and Number". The main heading is "ColorSmart" with the tagline "Find, coordinate & visualize colors." Below this are two buttons: "Browse Collections" and "Browse Colors".

The main content area displays "40 COLORS" and a grid of 40 color swatches arranged in 5 rows and 8 columns. Each swatch is a small square with a color gradient. Some swatches have a small icon in the top right corner, such as a house for interior or a person for exterior. Below the grid is a button that says "See Most Popular Neutrals".

At the bottom of the page, there is a section titled "ONE-COAT GUARANTEE" with icons for Interior, Exterior, and Interior & Exterior. To the right of this section is a disclaimer: "The colors you see on Behr.com may not match the colors you ultimately paint on your surface. For true color representation, always start your project by using a Behr Color Sample to confirm the color in your home. *One-coat hide guaranteed when tinted into BEHR DYNASTY® Interior and MARQUEE® Interior & Exterior paint. Limitations apply. For more information, visit the One-Coat Color Guarantee page. **A primer coat may be needed on some surfaces. See label for details."

Vent Repair/Replacement

Acceptable ventilation for Eldorado Fairways at The Trails are below:

- Low profile passive Turtle or Box Vents
- Ridge Vents
- Low profile Power or Solar Vents

Turbine style vents are prohibited by the HOA effective May 2014 forward. Preexisting homes with now unapproved vents will be asked to replace any such vent as maintenance requires.

Downspouts:

As a rule of thumb, gutters and downspouts should match your roof shingle or trim color. Colors should be submitted to ARC for review and approval.

Article 6.17 General Maintenance: Windows

Windows on any dwelling must match in materials and design. As window glass colors become unavailable, any side of a home requiring window repair with different material require all windows sharing that facing direction to be of identical materials.

Article 6.17 General Maintenance: Doors

Entry Doors are an expression of individuality and may be built using a combination of wood, iron, and glass. Fiber composite doors original to the house must be maintained in attractive fashion. All exterior doors require care and maintenance.

Article 6.17 General Maintenance: Walks, Drives, and Parking Areas

Drives and parking areas must be maintained and may consist of concrete, brick, or stone. Any parking extension requires prior approval.