LAKE FOREST ESTATES

Architectural Control Committee

EXTERIOR COLOR STANDARDS & PAINT APPROVAL GUIDE

Purpose of These Guidelines: The intent of these color guidelines is not to require anyone to repaint their home, but rather to establish a framework for reviewing future paint approval requests.

Grandfathering: Any homeowner wishing to repaint their home the same colors will be grandfathered, provided the initial application was ACC approved.

CC&Rs: Article XII - The exterior of all construction on any Lot shall blend in with the natural surroundings and landscaping within LFE. Any approved accessory structures shall be compatible with the approved exterior of the structure they adjoin.

LFE COLOR STANDARDS AND GUIDELINES — What Is Allowed

Main Body of Home

- Shades of browns, greens, and grays — muted, not vibrant
- Color tones may be warm or cool, and light or dark
- Black or white are NOT permitted as body colors, but may be used as accents or trim
- Brick/masonry is not to be painted except by specific approval of ACC

Garage Doors

- Must harmonize with the body of the home
- Shall be painted to match the body color, or the trim color if trim is other than white

Front Door

- May be complementary or contrasting to the body color
- Shall create an aesthetically pleasing appearance in keeping with the 'estate' character of the neighborhood

APPROVAL PROCESS — Steps to Follow

- **Review** the LFE Color Standards and Guidelines before selecting colors.
- **Apply samples** — a minimum 12” × 12” paint sample of all proposed colors must be applied to the front of your home, adjacent to your brick, using the exact colors and sheens you plan to submit.
- **Complete the Request for Paint Approval** form on the reverse side with manufacturer, color name, color number, and sheen for each element.
- **Include paint chip samples** with your form (samples will be retained by the Committee for its permanent records).
- **Mail the completed form** to: LFE ACC, P.O. Box 782, Maple Valley, WA 98038 | LFEACCommittee@gmail.com
- **Wait for written approval** — allow 2 weeks for ACC response. Do not contract for or begin work until you have a written approval letter.

Approval is required BEFORE starting your project. Homeowners who begin work without ACC approval may be subject to enforcement provisions under the CC&Rs.

April 2026

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REQUEST FOR PAINT APPROVAL

Homeowner's Name: _____ **Date:** _____

Property Address: _____ **Lot Number:** _____

Phone: _____

Scheduled Start Date: _____ **Scheduled Completion Date:** _____

COLOR SELECTIONS

Provide manufacturer, color name, color number, and check the applicable sheen for each element.

Body Color (Flat/Matte or Satin/Eggshell only)
Manufacturer / Color Name / #: _____ [ ] Flat/Matte [ ] Satin/Eggshell

Trim Color
Manufacturer / Color Name / #: _____ [ ] Flat/Matte [ ] Satin/Eggshell [ ] Semi-Gloss

Front Door Color
Manufacturer / Color Name / #: _____ [ ] Flat/Matte [ ] Satin/Eggshell [ ] Semi-Gloss

Garage Door Color (must match body or trim color, if trim color is other than white)
Manufacturer / Color Name / #: _____ [ ] Flat/Matte [ ] Satin/Eggshell

Gutters / Fascia Color
Manufacturer / Color Name / #: _____ [ ] Flat/Matte [ ] Satin/Eggshell [ ] Semi-Gloss

Downspout Color
Manufacturer / Color Name / #: _____ [ ] Flat/Matte [ ] Satin/Eggshell [ ] Semi-Gloss

Additional Information:

_____

Homeowner Signature: _____ **Date:** _____

FOR ARCHITECTURAL CONTROL COMMITTEE USE ONLY

[ ] Authorized to Proceed [ ] Conditional Approval [ ] Disapproved by the ACC

Conditions of approval or reason for disapproval:

_____

ACC Member: _____ **Date:** _____

ACC Member: _____ **Date:** _____