

Architecture Control to Maintain the Atmosphere and Property Values

The following items are intended to maintain the integrity of the architecture and color schemes of the community, but still allowing the individual owners some latitude for personalization. All items must be installed and maintained at the Unit Owner's expense. Article 9, Section 15, mandates all exterior changes require ACC approval in writing and in advance. This approval gives the Unit Owner permanent approval for the modification and should be attached to the unit's official papers. Failure to get such approval may require removal of the change and/or fines.

Paint and Approved Colors

Only the original colors for the unit may be used when repainting. Each section of the community has an assigned color scheme. The existing color schemes vary by development phase. The color schemes of the exterior trim, siding, doors, and roof shall be maintained as defined by the established color scheme for the development phase. Colors used here have been selected to maintain a harmonious, but not identical effect. Homeowners are responsible for maintenance and periodic painting to assure a fresh look and clean appearance.

Colors in Phase 1 are: black and Meadow Brook grey

Colors in Phase 2 are: black and white

Colors in Phase 3 are: black and white

The iron fence or railing must be painted black.

The decks or fences must be maintained as natural color.

Paint Color Chart

Phase 1		Phase 2-3	
Downspouts Grey – Exterior Satin base 2402 – 0110 BLK – 2P36 VOX –1 P42 OXR – 21		Vinyl No maintenance required; if must be replaced the existing color must be matched.	
Trim and Siding Grey – Exterior flat base 2200 – 0110 BLK – 2P36 YQX – 1P42 OXR – 21		Trim White trim is prescribed.	
Doors and Shutters Black		Doors and Shutters Black gloss	

The paint can be found at many reputable paint vendors. The following vendor has the MBTA paint scheme on file:

ICI DULUX PAINTS
2213 HIGHWAY 31 S, PELHAM, AL 35124
Phone: (205) 988-0510

** MBTA does not recommend, warranty, or endorse any specific paint brand or vendor.*

Front Door Example

The trim must be painted to match the existing door.



Front storm doors require a single pane of glass, with black door trim (#147641), clear glass (#251220); hardware is brass (#109510). These materials may be found at Lowe's. Seek ACC approval.

Back Door

The doors in **Phase 1** must be wood. The trim must be painted to match the grey trim. No bare aluminum screen doors.

In **Phases 2 and 3** back doors are painted white.