

# PONDEROSA TRAILS HOA

PLAN REVIEW SUBMITTAL APPLICATION

## Exterior Finish Application rev. 07.2018

c/o Sterling Real Estate Management, 323 S. River Run Road, Ste. 1 Flagstaff, AZ 86001 928-773-0690

DATE RECEIVED (office use)

***The completed application must be delivered by US Mail or by hand (no electronic submissions please) to Sterling Real Estate Management Company to begin the review process. No surface preparation or application of coatings shall begin prior to the applicant's receipt of the Architectural Committee's written approval.***

Prior to completing your application, please review Section 3.5 of the Ponderosa Trails HOA Residential Development Standards. Any full repaint of the body, trim, or accent colors requires approval prior to work commencing. Maintenance touch up does not require approval. The Architectural Committee has adopted 16 convenient pre-approved paint schemes that can be viewed at [www.ponderosatrailshoa.com](http://www.ponderosatrailshoa.com). You may paint your home a pre-approved color scheme by submitting a current photo of your home and designating the scheme number on the following page. Any modifications to the approved schemes must fill out this form in its entirety.

For painting/re-painting a completed application should include the following requested information:

- Color samples or manufactures chips for all paint colors (body, trim, accents, and doors).
- It is preferred that the LRV for the main body color be between 20 LRV and 70 LRV with 40 points or less between the proposed body and trim colors.
- It is preferred that the LRV for the main body color have a 20 point or less difference between it and any gable end accent color.
- Preferred Colors are **subdued** earth tones. The primary colors of red, blue and yellow are not allowed for body or trim selections.
- Please note that saturated colors with lower LRVs will lose sheen and blanch faster which could require repainting more frequently.
- The preferred sheen for the body of the home is Satin/Egg Shell.
- Preferred trim colors have an LRV of 83 or less.
- Colors should coordinate.
- Occasionally for clarity, field applied samples may be requested for evaluation.
- A photo of the homes existing colors must be submitted and should include a street view of the home to include the roof and landscape. You may attach a hard copy to this application or email a high quality color photo to the management company.

**PHOTO OF HOME:**     Attached                       Emailed to [katy@sterlingrem.com](mailto:katy@sterlingrem.com)

**Site Address:** \_\_\_\_\_ **Flagstaff, AZ 86005**      **Lot#** \_\_\_\_\_

**Owner(s)** \_\_\_\_\_

**Owner's Mailing Address:** \_\_\_\_\_

**City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip** \_\_\_\_\_

**Email:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Contractor:** \_\_\_\_\_

Managed by  Sterling Real Estate Management

# PAINT/STAIN INFORMATION

**SCHEME#**  N/A Pre-approved scheme # \_\_\_\_\_ Sheen: \_\_\_\_\_

## **BODY**

Manufacture: \_\_\_\_\_ Color: \_\_\_\_\_ Code: \_\_\_\_\_

LRV: \_\_\_\_\_ Sheen: \_\_\_\_\_  Color Sample Attached

## **TRIM**

Manufacture: \_\_\_\_\_ Color: \_\_\_\_\_ Code: \_\_\_\_\_

LRV: \_\_\_\_\_ Sheen: \_\_\_\_\_  Color Sample Attached

## **ACCENT** (EX: corbels, decks, railings, pillars, shutters, gable ends)

Manufacture: \_\_\_\_\_ Color: \_\_\_\_\_ Code: \_\_\_\_\_

LRV: \_\_\_\_\_ Sheen: \_\_\_\_\_  Color Sample Attached

*Other than doors, list specific location you'd like to apply accent color:* \_\_\_\_\_

## **DOORS**

Entry door color will be:  Body color  Trim color  Accent color

Garage door color will be:  Body color  Trim color  Accent color

## **STAIN**

Fence  Deck

Manufacture: \_\_\_\_\_ Color: \_\_\_\_\_ Code: \_\_\_\_\_

Transparency: \_\_\_\_\_  Color Sample Attached

## **ROOF** (All asphalt roofing must be architectural grade shingles, minimum 25 year. No 3 tab shingles.)

Manufacture: \_\_\_\_\_ Color: \_\_\_\_\_ Material: \_\_\_\_\_

Sample attached

## **STONE/VENEER**

Manufacture: \_\_\_\_\_ Color: \_\_\_\_\_ Material: \_\_\_\_\_

Sample attached

**Other Accent/Additional Comments:** \_\_\_\_\_

## **TERMS AND CONDITIONS:**

The undersigned applicant: (a) attests that all the information included in this application is correct, (b) conforms to the terms and conditions of the Ponderosa Trails CC&R's and Residential Development Standards, and (c) agrees that, if approved, no changes will occur during the course of construction without first obtaining formal written approval from Ponderosa Trails HOA. If the HOA must hire an architect to review your plan, this cost will be due and payable from the Owner. All contractors are expected to obtain necessary City of Flagstaff building permits and to keep their building area clean. All trash properly disposed of daily to prevent debris from blowing into neighboring areas. This will be strictly enforced. Please refer to the City of Flagstaff for construction debris container requirements and restrictions.

## **AGREED:**

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date

APPROVED AS SUBMITTED/AS NOTED

NOT APPROVED

**Design Review Committee Review Stamp**

**COMMITTEE COMMENTS**

See below

None