

Oakridge Village 2 HOA Exterior Paint Color Policy

Background

There are 94 private detached homes in the Oakridge Village 2 HOA. There are a few single story homes, but most are two-story (and all homes are assumed to have basements). Most, if not all, of the houses have some exterior brick or stone façade, mainly on the front of the home, with the remaining walls finished with painted cedar or composite wood lapboard siding and trim (no vinyl or aluminum).

Each individual homeowner is responsible for maintaining the exterior of their home, which includes the paint. *Repainting in the exact same color(s) is straightforward and needs no HOA review or approval.* However, **since painting in a different color is an exterior alteration, the homeowner must obtain written approval prior to commencing the alteration.**

The following sections from the Oakridge Village II Declaration of Covenants, Conditions, and Restrictions are especially relevant:

“No building, fence, wall or other structure or other improvements shall be commenced, erected or maintained upon the properties, nor shall any exterior addition, change or alteration be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing (as to the harmony of exterior design and location in relation to surrounding structures, landscaping and topography) by the Architectural Control Committee.” – Article VII, Architectural Control, Section 1 (Review)

“exterior siding materials shall be of first quality and shall be of such colors and tones as are harmonious with the remainder of the properties as determined by the Architectural Control Committee.” – Article VII, Architectural Control, Section 2 (Minimum Standards)

Purpose

The HOA board of directors has provided this policy for the following reasons:

- To document the approval requirements for exterior painting so that they are consistently applied for all homeowners.
- To ensure that the exterior paint color quality of the neighborhood is maintained to a standard equivalent to or exceeding the original design (we want homes that we all agree look nice).
- To ensure that the exterior paint colors of the neighborhood remain harmonious with the original design scheme and from unit-to-unit (we want homes that look like they belong).

Scope

This policy covers all exterior walls or surfaces of Oakridge Village 2 HOA homes, both the front, back, and sides of the structures.

Specifications

Siding Paint Color

This is the primary or major color of the house exterior used for the siding. Best to choose from a color scheme palette described as “neutral”, “natural”, “traditional”, or the like. The new color needs to be harmonious with other homes in the Oakridge Village 2 neighborhood. The

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Architectural Control Committee as appointed by the elected HOA board of directors will decide by consensus or majority vote whether the proposed color is harmonious.

Trim Paint Color

This is the secondary or minor color of the house exterior used for window trim, door trim, fascia boards (roof eaves), and any other accent trim. It is preferably different than the siding paint color. Once again, it is best to choose from a color scheme palette described as “neutral”, “natural”, “traditional”, or the like. The new color needs to be harmonious with other homes in the Oakridge Village 2 neighborhood. The Architectural Control Committee as appointed by the elected HOA board of directors will decide by consensus or majority vote whether the proposed color is harmonious.

Door Paint Color

Doors (including the garage) may be painted using a third color. More leeway may be appropriate, but the new color still needs to be harmonious with other homes in the Oakridge Village 2 neighborhood. The Architectural Control Committee as appointed by the elected HOA board of directors will decide by consensus or majority vote whether the proposed color is harmonious.

Approval Procedure

1. Obtain an Architectural Review Request Form.
2. Select your paint color(s). Be sure to follow this policy.
3. Talk to your adjacent neighbors and ensure they are not opposed to your new paint colors.
4. Submit your completed Architectural Review Request Form to the HOA Architectural Control VP and get their written approval before proceeding with the new paint job. Include a swatch of the new paint color(s).
5. If requested by a neighbor or the Architectural Control VP, be prepared to paint a test area on your home with the new colors so that it can be reviewed.
6. Once written approval is received using the Architectural Review Request Form, then proceed with painting.