

Windsor Lakes House Painting Policy

Declaration of Covenants, Conditions, and Restrictions for Windsor Lakes states in Article V, Maintenance, Page 16:

The Association shall have the authority but not the obligation to perform the following on Residences and the Lots and units:

“Repainting of exterior of Residence and Units (as needed in the Association’s judgment which is anticipated to be approximately every eight (8) years and repainting of front doors of Residence and Units (as needed in the Association’s judgement which is anticipated to be every two (2) years.”

Adopted Board of Directors policies regarding House Painting are:

1. All painted surfaces will be painted with at least the same quality of paint as the original paint. Painting may include paint methods of brush, roller and/or spray.
2. Preparation of all surfaces to be painted will be power-washed and caulked.
3. If prior to painting, the surface preparation process uncovers structural problems such as, damaged, or rotted wood trim or support columns, repairs are the homeowners’ responsibility to correct prior to painting.
4. Painting will be done only with a sustainable temperature of at least 50 degrees and below 100 degrees.
5. Repainting will be of the same color and scheme as the original paint. Windsor Lakes homes have one-, two-, or three-color schemes. No additional color scheme may be added. Page 2 lists approved colors.
6. By formal request, a homeowner may request a paint color change from the paint palette of originally approved paint colors, with no change of color scheme. If the paint color change requires priming or a second coat, the additional cost is the homeowner’s responsibility.

Adopted Board of Directors policies regarding Door Painting are:

1. Current policy is to conduct door painting and staining no sooner than three years.
2. This HOA provided program staining/painting is for the face of the door only. Any extra service desired will be at the homeowner’s expense.

Adopted by The Windsor Lakes Board of Directors, March 15, 2021

Paint Colors for Windsor Lakes Patios and Americanas (townhomes)

Windsor Lakes Single Family Homes

<u>Sherwin Williams Selection Code:</u>	<u>Paint Color:</u>
SW 6119	Antique White
SW 7012	Creamy
SW6106	Kilim Beige
SW6107	Nomadic Desert
SW6073	Perfect Greige
SW6149	Relaxed Khaki
SW6080	Utterly Beige
SW6148	Wool Skein

Shutters/Accents:

SW6258	Tricorn Black
SW6083	Sable
SW6188	Shade-Grown
SW6006	Black Bean

Windsor Lakes Americanas (Townhomes)

Sherwin Williams Selection Code:

	<u>Exterior A:</u>	<u>Exterior B:</u>	<u>Exterior C:</u>
Base:	Camelback (6122)	Chatroom (6171)	Perfect Greige (6073)
Trim:	Creamy (7012)	Creamy (7012)	Alabaster (7008)
Accent:	Cobble Brown (6082)	Tricorn Black (6258)	Terra Brun (6048)

	<u>Exterior D:</u>	<u>Exterior E:</u>
Base:	Latte (6108)	Proper Gray (6003)
Trim:	Creamy (7012)	Alabaster (7008)
Accent:	Cast Iron (6202)	Tricorn Black (6258)