

# KEYSTONE OWNERS ASSOCIATION PAINTING POLICY

Pursuant to Section 3.3 of the Keystone Owners Association Conditions, Covenants and Restrictions (CC&R's), the Association may adopt rules and guidelines including the requirements concerning exterior color schemes, finishes and materials. Modifications to the exterior appearance of a residence must receive prior written approval by the Board of Directors. **Submitting an Architectural Request Form (ARF) is a prerequisite to painting your home.**

Painting your home without prior approval or not within the approved color scheme constitutes a violation and may result in a fine .

Before re-painting, it is strongly advised to contact the Association to confirm that your current color is approved. The main house paint color shall not be the same as the side by side houses.

## **WHEN DO I NEED TO PAINT?**

**FADING:** The paint has become lighter than the original, displays loss of color. Variations in the color are visible, blotchy.

**PEELING:** There are loose paint flakes.

**CHALKING:** To test, touch and wipe the paint surface with your finger, if there is a chalky residue on your skin, this is an indication that the paint is breaking down.

**MISMATCHED TOUCH-UP:** Touching up areas with a mismatched color is not acceptable and results in an untidy blotchy appearance.

**OTHER CONDITIONS/INDICATIONS:** Water streaks are apparent, white colors are turning gray and/or deep colors are losing their base and depth. The expectation of the Association is that the paint color always maintains uniformity (no visual variations) and is intact at all locations.

## **IF YOUR HOME IS IDENTIFIED AS IN NEED OF REPAINTING.**

- Pursuant to 10.1 of the CC&R's, the Association will issue a notice of violation indicating that your home or a portion is in need of repainting. An ARF will be included if the home needs painting.
- The owner will have six (6) months from the date of the violation to complete a full repainting. If only a portion needs repainting, such as the fascia, trim, pop-outs, etc., the time frame for completion will be ninety (90) days.
- Failure to repaint the home or the identified portion may result in enforcement remedies by the Association as allowed by the CC&R's and/or Arizona law.

The Keystone Owners Association continually strives to preserve the aesthetic appeal of our neighborhood. Exterior paint is one of the most important aspects of your home and has a positive impact on the appearance of the entire community.