

## KEYSTONE OWNERS ASSOCIATION PAINT POLICY

Exterior paints must be in compliance with the current Paint Schemes as approved by the Keystone Owners Association Board of Directors. Painting your home without prior approval from the Keystone Architectural Review Committee or is not within the approved Paint Schemes constitutes a violation. The Architectural Committee will only approve paint requests that are from the approved Paint Scheme or an existing color already on your house.

Before painting the owner must submit an architectural form with the Scheme number and include which color will be used for the Main Body, Trim, and Garage Door.

- A single House/Main Body paint may be used on the entire exterior surface of the house.
- Trim colors may be used for the pop-outs.
- Garage doors must be one of the approved colors within the scheme.
- The House/Main Body is defined as any exterior wall area of the house.
- Pop-outs are architectural features that stand out or project from the straight plane of the house. Front columns are not considered pop-outs and are to be painted the same color as the house/main body.
- Walls that are the responsibility of the owner are to be painted the same color as the house/main body. The Association maintains the walls that are adjacent to the common area. If you are uncertain of wall responsibility contact the management company for clarification before painting.
- The House/Main Body color **may not** be the same House/Main Body color as your side by side neighboring houses.
- All walls of the House/Main body color shall be the same. No partial house painting is allowed.

**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:** There is a chalky residue when wiping the paint surface with the hand or fingers. **MISMATCHED TOUCH UP:** Touching up areas with a mismatched color is not acceptable. **OTHER:** Water streaks are apparent, white colors are turning gray and/or deep colors are losing their base and depth. Paint colors shall always maintain uniformity (no visual variations) and intact at all locations.

### IF YOUR HOUSE IS IDENTIFIED IN NEED OF PAINTING

A notice of violation, per the current Fine Policy, will be issued indicating that the house or a portion of the house is in need of painting.

**FULL REPAINT REQUIRED:** The owner will have six (6) months from the date of the violation to complete a full repainting

**ONLY A PORTION REQUIRES PAINTING:** Such as fascia, pop-outs, trim, foundation, the time frame for completion is ninety (90) days from the date of the violation.

FAILURE TO PAINT THE HOUSE OR IDENTIFIED PORTION MAY RESULT IN ENFORCEMENT REMEDIES PER THE CONDITIONS COVENANTS AND RESTRICTIONS AND/OR POLICIES AND RULES.

Adopted March 2025