

House Exterior Painting Rules

This message is being sent to all homeowners in Calliandra Estates to serve as a “Quick Reference” when painting the exterior of your house. The information contained herein is a brief summary of the rules found in the CC&Rs and Design Guidelines.

In the event you wish to paint your house the same color as originally approved by Toll Brothers, you do **not** need approval from the Design Review Committee (DRC). If you are not sure what colors were originally approved, please contact the Community Manager at City Property and he/she will make arrangements for someone from the Design Review Committee to help you determine the correct colors.

The HOA Board signed a contract with Susan Lindberg in 2021 with the main intent of getting an experienced color expert involved in determining what new color changes would fit into the existing color schemes of Calliandra Estates. Susan worked with Toll Brothers in creating the color schemes of all houses in Calliandra Estates and many other subdivisions in the Arizona area. The Board believes that Susan’s help will enhance our ability to maintain property values within the community. In the event a homeowner wants to change the color of their house, they must get Susan’s approval first. Susan is available to meet with you to review the color changes you are suggesting for a current price of \$85. If you would like her help in arriving at new colors for your house, she can meet with you for an hour and offer suggestions. The cost of starting from scratch with Susan’s help is currently \$125 per hour. In order to submit a request for a color change, go to the City Property Owner Access portal and click on **“Governing Documents”**. From there, click on **“Architectural Request Form”** and the **“Supplemental-Paint Color Change Form”**. Download the two, one-page forms and fill them out. After completing the forms, submit them to the Community Manager at City Property. You will also need to coordinate payment with him/her. Once agreement has been reached with the homeowner and the color expert, the DRC will forward a formal letter of approval to the homeowner. Please refrain from painting until you have received approval.

In closing, it is everyone’s responsibility to abide by the Design Guidelines and CC&Rs with the intent of protecting property values. In the event someone starts to change the exterior color of their home without ARC approval, they will be subject to violation notices/fines and the cost of correcting any color changes not previously approved by the color expert.