

The Viewpoint West HOA Exterior House Paint Policy

Approved 03/30/2009

Purpose:

As a way of sustaining home values in Viewpoint West, home owners are responsible for maintaining the condition of their property. This policy addresses those homes in need of maintenance of external house paint.

Policy:

When a courtesy letter is sent to a homeowner about the condition of their paint, included will be an Architectural Review Committee (ARC) form and an explanation of the process of getting approval and the time frame for completion. Homeowners will be given thirty (30) days from the date of the courtesy letter to submit the ARC form. This time frame gives the homeowner time to seek ARC approval and obtain bids from paint contractors or to decide to paint it themselves. If after thirty (30) days ARC approval has not been received by the management company, a first violation letter will be sent. Any nonconformance to this policy will automatically be subjected to the Viewpoint West HOA Monetary Penalties for Rules Violations.

Colors:

Paint and any exterior colors must be submitted for approval on like materials for finished product. Earth tones are encouraged, while high contrast or clashing color schemes will not be acceptable.

Each proposed color scheme for a home will be reviewed on the basis of its relationship to the natural surroundings, architectural design and neighborhood character.