

Date: \_\_\_\_\_

Application #

\_\_\_\_ Please Rush; \_\_\_\_ Application due to Violation



# EXTERIOR PAINTING APPLICATION Rule #3

Property Address \_\_\_\_\_ Lot # \_\_\_\_\_ Tel: \_\_\_\_\_

Lakes Sub-association name, if applicable: \_\_\_\_\_ (Attach approval of sub-association application).

Applicant/Owner Name: \_\_\_\_\_ Owner Signature: \_\_\_\_\_

Email: \_\_\_\_\_ I prefer to be contacted by: \_\_\_\_ Email \_\_\_\_ Phone

- Paint chips AND a photograph of your home indicating paint colors for BASE, TRIM & FRONT DOOR are required.
- Any paint manufacturer can convert paint colors using the paint chips provided in the Lakes Conference Room.
- Please note that Sherwin Williams at Baseline & McClintock will give a discount to Lakes residents.

I/We hereby request approval:

BASE: # \_\_\_\_\_; TRIM: # \_\_\_\_\_ FRONT DOOR: # \_\_\_\_\_

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Estimated time to complete: \_\_\_\_\_ months; \_\_\_\_\_ weeks; or \_\_\_\_\_ days.

Please submit an "Extension Request" if you are unable to complete your project on time.

TRACKS G-1 to G-38 require signature and address of all homeowners in the same building:

Signature / Date	Signature / Date	Signature / Date

**INITIAL APPROVAL**

\_\_\_\_ APPROVED      \_\_\_\_ APPROVED W/CONDITIONS      \_\_\_\_ NOT APPROVED

Committee Decision Date: \_\_\_\_\_ Project to be Completed By: \_\_\_\_\_ (Project inspection date).

COMMENTS: \_\_\_\_\_

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**COMMITTEE SIGNATURES:**

1) \_\_\_\_\_ Date: \_\_\_\_\_      2) \_\_\_\_\_ Date: \_\_\_\_\_

Remarks: Committee action is in no way an approval of the suitability or structural integrity of the improvement requested, nor does it waive building codes or City of Tempe approval of construction in the setbacks or easements. If completion date changes, please inform the Office.

**FINAL INSPECTION**

\_\_\_\_ APPROVED      \_\_\_\_ APPROVED W/CONDITIONS      \_\_\_\_ NOT APPROVED

**FINAL INSPECTION** (Signature): \_\_\_\_\_ Date: \_\_\_\_\_

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**ARCHITECTURAL COMMITTEE FINAL SIGN OFF** (Photograph must be attached)

1) \_\_\_\_\_ Date: \_\_\_\_\_      2) \_\_\_\_\_ Date: \_\_\_\_\_

# THE LAKES COMMUNITY

## Rule #3 EXTERIOR PAINTING APPLICATION

If any changes have been made without Architectural Committee approval the homeowner will be notified and they will have 10 days to submit an Application. If for any reason the Architectural Committee does not approve the changes, the homeowner will have 30 days to remediate before fines begin accruing.

### Choose your Color Scheme:

The color schemes have been professionally selected to ensure that The Base and Trim colors have the same "color undertones". These subtle differences will not show up on small paint chips but will be quite evident outdoors and on larger surface areas. To avoid mismatched paint colors, only colors in the same color scheme may be used. It is strongly suggested that homeowners PRE-TEST colors on an exterior wall that is both in the shade and in sunshine prior to committing their whole home to a Color Scheme. Small paint quantities can be purchased from most suppliers.

Tracts G-01 to G-38: Please refer to G-Tract Declarations and the Architectural Rules.

All applications (including touch-up of more than 20% of the home or walls) must provide a color photograph indicating what part of the home will be painted BASE and TRIM and/or FRONT DOOR COLOR. For applications requesting stone, shades, screens, wood stain, natural wood, stone trim, new doors, windows or roofing, please submit samples and/or a color brochure. A list of approved PAINT and WOOD STAIN COLORS are located in the Lakes Office.

Please note that if a homeowner's outside wall faces a common area or greenbelt (excluding front yard fences or walls facing the street) it is to be painted by The Lake's Association or be painted an authorized Lakes Association common area color to ensure conformity throughout the community. Please check with The Lakes Administrative Office for further clarification.

### **A MINIMUM OF TWO PAINT COLORS ARE REQUIRED.** Attach paint chips.

1. **BASE (BODY color):** \_\_\_\_\_

The **BASE** or **BODY** is the primary or predominant color of the home; including garage doors, walls and fences.

2. **TRIM** \_\_\_\_\_

The **TRIM** color may be used to accent or "trim" less predominant features of your home such as pop-outs or trim boards around windows or other features, fascia trim boards, shutters, permanent finishes including, but not limited to, wrought iron fences and features, railings and security gates, awnings and canopies, etc.

Generally, contrasting colors will draw attention to architectural details. Extreme contrasts will clash and actually detract from the details.

Strive to balance colors over the entire building and avoid a burst of a single color on just one part of your home, which could give a lopsided appearance.

#### **FRONT DOOR:** \_\_\_\_\_

Your front door may be painted any of the approved FRONT DOOR colors or an APPROVED STAIN displayed in The Lakes Office. Front doors may be painted a single color only. Keep in mind that in general, the darker the color the more likely the paint is to fade, especially if it faces the western sun.

**APPROVED STAIN AND NATURAL WOOD COLORS** See The Lakes Office for a list of approved STAIN and NATURAL WOOD colors for front doors, fences, gates, decks and docks.

## **WHAT COLOR DO YOU WANT TO PAINT EVERYTHING ELSE?**

Note: Indicate what is to be painted the trim color on a photo of your home.

### **STONE TRIM/ACCENT:**

Stone trim or accent may be utilized to help balance and upgrade your home's exterior. In selecting stone, choose colors that compliment or blend with colors found in the BASE or TRIM colors of the home. Trim or accent may not be predominant.

### **ROOF PROTRUSIONS:**

Refer to Rule #4 for Roof Composite and Replacement.

- All roof-mounted air conditioners must be completely enclosed and painted to blend with the roof color.
- Skylight frames, vent pipes, air conditioner enclosures and all other roof protrusions visible from the street or by surrounding neighbors, must blend in with the roof color.
- The roof colors should complement the BASE and TRIM colors.

### **GARAGE DOOR COLOR:**

Garage doors, including new/replacement garage doors must be painted the BASE, TRIM or approved WOOD STAIN or NATURAL WOOD. Garage doors must be painted a single color only.

### **FRONT DOOR:**

Doors shall be painted a single color. The doors may be painted one of the approved FRONT DOOR colors. Natural wood finishes and stains from the approved WOOD STAIN list may also be used.

### **EXTERNAL SHUTTERS:**

Shutters may be painted the TRIM color. Internal shutters predominantly visible to the street or lake should be painted colors close in tone to the BASE or TRIM colors of the home.

### **ROLL DOWN SCREENS:**

Roll down security or shade screens made of bamboo, rattan, plastic, metal or any other material will require the approval of the Architectural Committee. Colors should match the BASE or TRIM colors or the general color tones of the home.

### **AWNINGS & CANOPIES:**

The color of canvas awnings and canopies requires the approval of the Architectural Committee. Color choices are available in the Lakes Office.

The color of canvas awnings and canopies may be limited by manufacturer's availability and some fabrics may be painted. The color of these materials should be selected as close as possible to the BASE or TRIM colors or the general color tones of the home.

### **WINDOW SCREENS:**

Window screens that are applied to the window frame unit itself shall be black, brown or grey. All screens should be the same color.

### **WALLS & GATES:**

WALLS that attach to the home are to be painted the BASE color. A natural wood seal or approved stained color may be used on wood fences.

**SMALLER ACCENT WALL:** Some homes may have a significantly shorter/smaller "accent" wall. These walls may be painted the BASE or TRIM colors, or a stone accent may be added.

**GATES** may be painted the approved BASE, TRIM or approved natural wood seal or STAIN color.

**LAKES COMMON AREA WALL:** If a homeowner's outside wall faces a common area or greenbelt (excluding front yard fences or walls facing the street) it is to be painted an authorized Lakes Association common area color to ensure conformity throughout the community. Please check with The Lakes Community Office or Manager for further clarification or if you have any questions about the "common area" status of your walls.

### **WROUGHT IRON and PERMANENT FINISHES:**

The use of permanent finishes (i.e., powder coating or manufacturer's standard colors) including but not limited to wrought iron fences, security gates, doors or railings may be painted the BASE or TRIM colors or in colors that complement the color tones of the home such as charcoal or bronze.

### **DECKS, RAILINGS, GAZEBOS, PATIOS & DOCKS:**

All projects involving construction, modification, replacement, painting or repainting of decks, docks, gazebos, lattice work or other deck covering below and above deck, railings, patios and armadas require an application. The finished color of all such structures shall be the NATURAL SEALED color of the building material or an approved BASE, TRIM or a STAIN color.

The space below the edge of the deck and ground on overhanging decks must be landscaped or enclosed with lattice or solid planking painted or stained to match the deck.

### **ELECTRICAL CONDUIT, VENT PIPES, UTILITY CABLES & OTHER SMALL ARCHITECTURAL FEATURES:**

Electrical conduit, vent pipes and other cables (TV, fax, phone etc.) that are exposed shall be painted the same color as the surface beneath them.

Smaller architectural features attached to the home, such as mailboxes, shall be painted the BASE or same color as the surface beneath them.

## **TOUCH UP AND REPAIRS:**

Maintenance: All structures are to be maintained in good condition and repaired or replaced and kept in original condition. All deteriorating or rotten wood must be replaced or repaired. All natural sealed or stained surfaces must be maintained as they begin to fade or weather. All paint must be repaired or repainted when it begins to peel or show inconsistent fade marks.

Unauthorized or Non-Current Paint Colors: In cases where colors were previously approved and applied but are not currently authorized, the current owner shall be granted a variance when repainting as needed (less than 20%). When repainting is needed (more than 20% of the home) unauthorized or older BASE paint colors may be approved on a case-by-case basis; the selection of an approved TRIM color that closely matches the BASE may be required.

Touch-up and Repair: The use of existing, non-current colors for minimal touch-up or repair (less than 20% of the BASE and/or less than 20% of the TRIM) may be done without architectural approval. An Architectural Application is required if the homeowner is repainting more than 20% of the home.

## **TRACTS G-1 to G-38:** Please refer to G-Tract Declaration.

G-Tract Article VII. Exterior Maintenance: All Townhouses located within one structure, whether consisting of 4, 5, or 6 townhouses, shall constitute one "Unit/building" and is further referred to as Unit. No change in or modification from the original exterior color scheme (including, but not limited to, stucco and trim) of any townhouse shall be made without first having obtained the approval of the Architectural Committee and the approval of all owners of townhouses within said Unit. This provision shall be in addition to all other requirements of the Declaration and this Tract Declaration.

Those neighbors connected in the same Unit/building must decide on the same paint color scheme (BASE and TRIM) for their Unit, and provide consent in writing. Individual homeowners may choose their own door colors and may choose what features to paint a TRIM color.

In the event that Baja White or Pearl White is chosen as the BASE color, all homeowners must choose one TRIM color. There are several approved TRIM colors to choose from.

Signatures of all residents in the same building are to be submitted with the Lakes Project Application Form. A color photograph(s) detailing all features to be painted BASE, TRIM and FRONT DOOR colors must be submitted for all units in the same building.

## **VIOLATIONS:** Homeowners must take corrective action within 30 days.

The Lakes

