

# 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 .

If re-painting your house its current color, it is strongly advised to contact the Association to confirm that your current color is approved. Your main house paint color shall not be the same as the main house color of your side by side neighboring 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.