



Exterior Paint Palette Rules and Regulations

The membership overwhelmingly, by more than 77% of those voting, adopted an Exterior Paint Palette prepared at the request of the Board and the Architectural Review Committee (ARC) on May 20th, 2017. The Paint Palette and these Rules and Regulation were adopted by the HRCA Board of Directors on June 13, 2017. These rules and regulations for implementation, adopted by the Board, shall be used by the ARC and all members when using the adopted palette or requesting approval from the ARC to deviate from the palette.

When a member plans to repaint the exterior of their home for any reason, they must first request and receive approval from the ARC and use a color scheme from the approved exterior paint palette. You may view the paint palette and pick up a book of colors in the club administration office.

Homes currently painted will be “grandfathered”, whether or not the color scheme was initially approved by the Architectural Review Committee (ARC) until the home is repainted. Also, with prior approval of the ARC for minor “touch up” painting only, the member may use the home’s existing colors.

If a member of a single-family home, north or south villa committee, or a committee from any condominium association in Hunters Ridge wants to use a color not on this approved palette, they can submit a non-refundable fee of two hundred dollars (\$200) to the Hunters Ridge Community Association to have GMA Architects come on-site to work with the member in determining whether or not the color submitted would be acceptable. GMA could also help come up with another color scheme subject to Architectural Review Committee (ARC) approval. The final recommendation will be made by GMA Architects which may or may not be approved by the ARC.

A homeowner may use a color one shade lighter or darker from the same color chip or any other variant, by submitting an application to the ARC which required a fifty-dollar (\$50) fee for review by GMA Architects for compatibility.

Front doors may be a darker color to reflect a member’s own style and individuality. Colors for front doors must also be submitted to and approved by the ARC prior to painting. Any special designs or colors for garage doors must also be submitted to and approved by the ARC prior to painting. Exterior paint finishes for building walls, garage doors and front/side doors shall be flat or eggshell only. Additionally, front/side doors can also have a semi-gloss finish.

If a member repaints their home, following the date the Board adopts this paint palette, with a color scheme different from the approved exterior paint color palette and not approved by the ARC, the ARC will contact the member and request immediate compliance with the new color palette and a fee of \$200 will be required for GMA Architects to review the painting color scheme. It is possible the member’s color scheme may still be approved after review by GMA Architects.

Should a member repaint their home with a color scheme which is not in the approved Exterior Paint Palette and has not been approved by the ARC, or if a member submits a color which is approved by the ARC and then paints a different color, the member will be given written notice from the ARC to repaint the home with a color scheme approved by the ARC. Within 30 days of this notice, the member must then make a good faith effort to comply with this request. Repainting must be scheduled for completion no later than 90 days following the ARC’s initial written notice of non-compliance. Should the member not comply with this requirement, the General Manager can inform the Membership Committee of the problems and issues of the case. The Membership Committee will then review, and recommend potential penalties, fines or suspension of community privileges for non-compliance.

Every five (5) years, the approved color palette is to be reviewed and updated as determined by GMA Architects and the ARC. If, for any reason, GMA Architects is not available for this review and updating, the ARC and Board of Directors reserve the right to select another independent licensed design professional to perform this work. Formal legal action could also result including responsibility for related legal fees.