

Burning Tree Exterior Color Approval Process

1. **Select color(s) for all areas that you plan to change.**

- Consult the Exterior Color Guidelines as you make your color choices. If you are unsure if the color you are considering qualifies, feel free to contact the ARC to discuss it before making your decision and/or submitting your proposal.
- Some residents have found it helpful to consult with a professional designer. If you do so,
 - Be sure they are a residential designer familiar with exterior design.
 - Have them come to your home so they can see your specific situation.
 - Inform them of the Exterior Color Guidelines.
 - The ARC can give you names of professional designers and contractors who have helped other BT neighbors if you would like a recommendation.
 - Designer recommendations do not automatically imply approval from the ARC.

2. **Paint a sizable sample on your house.**

- Paint a large sample (at least a 2' x 2') using two coats of each new paint color in their well-lit respective locations, preferably near each other to give you an idea of the overall look. Let it dry several days to allow paint to cure. This is for your benefit as well as the ARC. How a color appears on a small piece of paper can look entirely different when painted on your house. Several residents have changed their minds after painting an actual sample, thereby avoiding a costly mistake.
- Wood stain samples may be done on a sizable sample board of the same material.
- *Do not paint a sample color on your brick* as that is difficult to reverse if you change your mind. Paint the sample on siding next to the brick so it can be repainted, or paint a large sample board with the proposed brick color.
- If you are proposing a roofing, metal door, window, or other non-paint color change, provide an actual sample of the material and color you will be using if possible. Also provide a picture from the manufacturer showing how the material will look when installed on a home similar to yours.

3. **Submit a written proposal to the ARC.** The proposal should be completed using the Exterior Change Request form on the website and should contain:

- The brand name, color name, and color number of all proposed paint(s) and other materials. Include swatch(s) of all proposed colors.
- A detailed plan on what will be painted or changed and what will not.
- A current picture of your home showing the areas to be painted or changed, and any other example pictures that will help the ARC make their decision. Also include pictures of adjacent homes.
- Specify who is doing the painting/installation and a proposed date the work will be completed.

4. **Attain written approval prior to beginning your project.**

- The ARC members will discuss your proposal among the entire committee and view the sample(s) on your home prior to making their decision. They will contact you with any questions and meet with you at your home to discuss the project if needed.
- Once you have a *written letter of approval* you can begin your project.
- Proposals may take up to 30 days to process.

Note: All exterior changes must be applied for and approved **in writing** by the ARC prior to the start of a project. Repainting an existing color must also be approved by the ARC.

Burning Tree Exterior Color Guidelines

These color guidelines are designed to allow for individuality and honor the unique custom home nature of our neighborhood with an eye for enhancing our home values. They consider the overall attractiveness of the home and the cohesiveness with surrounding homes. These guidelines are intended to assist homeowners in selecting exterior colors but do not automatically imply approval. Final approval for all exterior colors must be attained from the ARC according to the Exterior Color Approval Process.

Specific Color Criteria

The ARC considers exterior colors based on 3 categories:

- Dominant color
- Trim color
- Accent color

Dominant color: *Dominant colors are the main presenting color(s) on the large areas of each particular side of the home* regardless of type of material or construction. This includes, brick, siding, stucco, garage doors, porches, decks, patios, colored concrete, and any other structures that represent a large portion of the visible space on a particular side of the home.

- Dominant colors should be appropriate for the architectural style and situation of the home (see General Considerations below).
- Dominant paint colors should be *neutral or muted colors* that match or coordinate well with all colors of the home, including existing roof, brick, and any other hardscapes or other features. The home should present an overall cohesive color palate.
- *Neutral colors are black, white, brown, beige, tan and gray with varying shades in between.* Green, blue, yellow and red are not considered neutral colors and, therefore, must be *very* subdued, muted, or gray-toned when used as a dominant color. No bright or flamboyant paint colors/shades may be used as a dominant color (i.e. bright pink, teal, purple, lavender, etc.).
- Dominant color *paints* should be flat, matte or eggshell sheen, not gloss or semi-gloss. Metal or varnished wood structures such as garage doors and entry doors that have a semi-gloss sheen may be acceptable.
- An entire house (i.e. all brick, siding and trim) may *not* be painted all the same color.
- We recommend using a high-quality exterior paint and require as many coats as necessary to get good coverage and an even appearance. Keep in mind that dark colors are more prone to sun fading and may require repainting sooner.
- Garage doors must comply with dominant color criteria and match brick, roof, siding or trim color.

Trim color: Trim color includes all trim on roof, corners, sides, windows, facia, gutters, downspouts, shutters, front main entry doors, utility doors, and any other trim that does not represent a dominant area of that side of the home. There is some flexibility in trim color as long as it fits the following criteria:

- Trim color must coordinate with *all* other colors on the house, particularly the dominant color(s) including siding, brick, roof and garage doors.
- Trim should coordinate with and provide at least a subtle contrast with the dominant paint color.
- Generally, a house should have no more than three different *paint* colors to avoid a busy distracting look. Be cautious not to include too many colors or patterns including those on your roof, brick and any other dominant areas. Very multi-colored, busy or distracting color combinations will not be approved.

Accent color: Some homeowners may wish to select one accent color in addition to their dominant and trim colors. Accents are not required and may not be appropriate for all homes.

- Accents are small areas that are given some emphasis. This is limited to *shutters, small amounts of trim, or main entry doors*.
- There is more latitude in color allowed for an accent as long as it follows the general guidelines for coordinating well with the dominant and trim colors, and does not create too many colors or a “busy” look on the home.

Brick color: Painting, “staining” or “washing” brick is a viable option to cover obvious structural repairs and cosmetic damage of existing brick. It can be a way to update a home and simplify the color palate (i.e. paint over very multicolored brick to clean up the look of the home and help coordinate with other colors). *However, careful consideration should be given when choosing this option.* It is nearly impossible to “un-paint” brick and paint can limit the porosity of the brick causing structural issues over time. Painted brick will become shabby and worn over time and will be costly and labor intensive to repaint. Brick is considered a dominant color and must follow *dominant color* guidelines. Brick must be painted with paint made specifically for exterior brick by a painter who is experienced in painting masonry. Any brick additions must match existing brick.

Roof color: Consistency in roof colors throughout the neighborhood is important as it provides a sense of overall continuity. Since roofs are expensive and more permanent than paint, the approved color palate is very limited. All roof replacements should be black, gray, brown or tan with only *minor shading variance, not color variance*. Heavily variegated or multicolored roofs will no longer be approved for installation. Terra Cotta color tile may be approved for Spanish or Southwest style homes. Roof material stipulations are outlined in the general BTARC Guidelines and Roof Guidelines. Replacing a roof requires a permit from the Town of Columbine Valley.

General Considerations

The ARC also considers these things when discussing exterior colors:

Consideration of overall color combinations and style of the specified home. This includes:

- *Architectural style and size.* Colors should complement the style and size of the home. For example, a Tudor home is generally a different color palate than a stucco or craftsman home. What may be attractive on a ranch style home may not be appropriate for a large two-story home and vice versa.
- *Lot arrangement and visibility from the street(s).* How the home is situated on the lot impacts overall appearance to neighbors and visitors. Corner lots have more curb view and require greater consideration.
- *Overall color combination.* All of the exterior colors on the home should be well-coordinated and have a cohesive overall appearance. This includes the colors of existing and/or proposed roofing, brick, stone, stucco, siding, trim, doors, windows, decks, patio covers and other structures. Avoid too many colors and conflicting patterns.
- *Sun/shade situation of the home.* This includes considering how existing and/or proposed hardscaping and landscaping affects the look of the home. Large trees, patio covers, pergolas, decks and other structures can impact the amount of light reflection of a given color, which impacts how the home looks in certain light situations. (i.e., large trees surrounding a smaller home will deepen dark color paints and diminish the appearance of the home, whereas dominantly white or very brightly painted large homes with no large trees or other structures that block light reflection may be too bright).

Consideration of nearby homes and the rest of the neighborhood. This includes:

- How the proposed color changes will appear in relation to other homes within visual distance of each other. This includes how it will appear to neighbors behind the home as well.
- Avoiding a monotonous look with surrounding homes. The home should not be the exact same color/shade combinations as the homes in the immediate vicinity, and it is limited on how many of the same dominant colors are within visual proximity of each other. This particularly applies to strong colors/shades including white.
- Exterior colors should coordinate well with the rest of Burning Tree and be appropriate for upscale custom homes in an established, mature neighborhood that our homeowners have come to expect (i.e. not necessarily what is in other neighborhoods or trends in the media).

Note on existing colors:

- *The ARC will honor existing previously approved paint colors in the neighborhood and will not require immediate repainting if the colors were previously approved in writing by the ARC and the paint is in good condition.* However, the homeowner or the ARC may want to discuss a color update when the time comes for the home to be repainted. In all cases, *repainting a home the existing color must be approved by the ARC and be in accordance with these guidelines.*
- The ARC is not bound to approve a certain color/shade merely because someone else has that color in the neighborhood (Covenants Section 6.8).

Note: These are general guidelines and do not automatically imply approval. The ARC retains all authority, rights of discretion, and subjectivity afforded them in the BT Governing documents.