

February 2013

Updated Architectural Guidelines Painting and Caulking, Shutters, and Windows

PAINTING AND CAULKING

Exterior paint throughout the development was originally Sherwin-Williams. The colors were specifically mixed, and the names and numbers established before 1989 but updated in 2011. To obtain the correct color from Sherwin-Williams, the homeowner must give the salesperson the name, letters, and numbers indicated below. Failure to specify the exact color may result in the wrong color.

Front door frame and where applicable, panels under the front windows are painted pre-1989 Buff (BM75-25). No other color may be used.

Front door colors vary by house, but were originally selected to match or contrast with the brick used on the front of the house. Door colors may be changed by the homeowner, but may only be changed to one of the following Sherwin-Williams colors:

- Buff (BM75-25)
- Cedarwood (BM73-24)
- Autumn Gold (BM74-31)
- Green Gold (BM75-30)
- Roycroft Copper Red (SW2839)

Front storm door colors shall be Pre-1989 Buff, Dark Brown, Black or White.

Iron Railings and shutters shall be Black.

Patio doors shall match the color of the windows. Security doors for the patio doors shall match the patio doors or Black.

Gutters on all houses are Buff. Down spouting on all houses except those with dark brown brick, is Buff. Down spouting on dark brown brick is Dark Brown.

Caulking around brown windows and doors must be Clear or Dark Brown. Caulking around white windows must be clear or white. Caulking around other painted surfaces must match those surfaces.

Painting and Caulking is pre-Approved provided all of the above requirements are followed.

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SHUTTERS

Properties which had shutters installed by the developer must maintain or replace those shutters as necessary. Shutters must be the same style as the original shutters and the color must be Black. The shutter size may vary no more than one inch (in width or length) from the original shutter size (15" x 51"). A limited number of end units have a slightly longer shutter nest to the downstairs front window in conjunction with a buff colored panel below the window. (These shutters must be replaced with shutters of the same size as the original shutters, and the color must be Black.)

WINDOWS

Replacement parts for currently installed windows are available from Mill Supply, 6200 Frankford Ave., Baltimore MD (410) 255-3343. The most frequently needed part is the "balance," and two balances are usually installed on each window to facilitate easy movement. Replacement parts are also available through J&M Parts and Repair Windows and Doors, 3324 Washington Blvd., Baltimore, MD 21227 (John Lane 410-536-9112). Note: The Association makes no endorsements or warranties concerning either of these suppliers.

Replacement of entire window must be consistent with style and type currently used in the community. Bow or bay windows for side or back of home may be approved. Picture or drawing and detailed specifications must accompany request for approval.

All windows, whether metal-clad or vinyl-clad must match existing windows. Window frame and grid color may be dark brown or white. All windows for a single house must be the same color. Only Black screening is permitted. All caulking around windows must match the color of the window frame/grid or be clear (see Painting and Caulking).