

MISSOURI ESTATES PAINTING POLICY

The Board of Directors for Missouri Estates Homeowners Association (the “Association”) continually strives to preserve the aesthetic appeal of the community and to promote the enhancement of property values. When paint fails, it leaves the substrate (i.e., stucco, masonry, wood) open to a barrage of dangers. When not treated, it can quickly destroy your home and cost you thousands of dollars in damage. Good quality paint can protect your home from water, sun and mold or mildew damage.

The Declaration of Covenants, Conditions and Restrictions for Missouri Estates (the “Declaration”) requires all homeowners to maintain the buildings and structures on their Lot in good condition – which includes repainting. *See Section 7.22.*

When do I Need to paint?

Pursuant to Section 7.22 of the Declaration, “no building or structure on any Lot shall be permitted to fall into disrepair and each such building and structure shall at all times be kept in good condition or repair and ***adequately painted*** or otherwise finished.”

The desert sun is very hard on house paint. The average life of house paint in the valley can range from 4-7 years. Much depends on the quality of paint used, color and duration of intense sun exposure. The expectation of the Association is that the paint color always maintains uniformity (no visual variations in color) and is intact at all locations. The Association has determined that a home is not “***adequately painted***” (as required by Section 7.22 of the Declaration) if there appears to be:

- **FADING:** Where the paint has become lighter than the original color, loss of color. Variations in color are visible, blotchy.
- **PEELING:** loose paint flakes.
- **CHALKING:** To test for chalking, touch the paint surface with your finger; if it leaves a chalky paint residue on your hands this is a sign the paint is breaking down. It is time to repaint; new paint will never leave any film on your hand.

If your home is identified as in need of repainting, the Association will pursue the following course of action:

- The Association will send you a violation letter indicating that your home (or a portion thereof) is in need of repainting under Section 7.2 of the Declaration. Enclosed with the letter will be an Architectural Design Review Form (the “ARC Form”).
- You will have forty-five (45) days from the date of the violation letter to return the ARC Form to the Association. The ARC Form is a pre-requisite to painting your home.
- If your entire home has been identified as in need of repainting, the Association will provide you with (2) months from the date of the violation letter to complete the repainting. The Association may provide a shorter time frame for compliance if only a portion of your home has been identified as in need of repainting (e.g., fascia, trim, pop-outs, etc.).
- If you fail to repaint your home within (2) months from the date of the architectural approval (or a shorter time frame if applicable), the Association may pursue its enforcement remedies under the Declaration and/or as allowed by Arizona law. Such remedies include, but are not limited to, imposing monetary penalties against you for non-compliance.

Please contact City Property Management to help you with compliance. Again, the intent of the Association is to maintain and enhance the value of the community.

Selecting a Paint Scheme

The Design Guidelines were put together to ensure that homes are painted in colors that lend well to the original community color scheme selected by your builder. Colors selected may be one of the original and/or approved colors schemes, or may be other approved colors which are similar.

The colors schemes approved for Missouri Estates contain body, accent, pop-out colors, and front entry/door stain. **No more than two colors are permitted in your paint scheme.**

Requesting Approval

Once you have determined your paint schemes, you will need to submit them to the ARC for approval.