

Painting with the Color Palette

Effective with the new 2019 color palette, The Pines at South Mountain Architectural Guidelines is implementing a color scheme that promotes a more modern and distinctive community look that compliments the original unique designs of our structures.

The following color combinations are provided for homeowner selection:

1. ***Tuscan Mosaic*** DE6208 with Rock-n-Oak DE6209
2. ***Whole Wheat*** DE6124 with Carved Wood DE6125
3. ***Pigeon Gray*** DE6214 with Wooden Peg DE6215
4. ***Desert Suede*** DE6206 with Pigeon Gray DE6214
5. ***Stucco Tan*** DE6205 with Desert Suede DE6206

Recommendations

In order to ensure consistent color representations of the colors selected, the ACC has determined that there are three paint brands that produce the desired results:

- Dunn Edwards Evershield or Spartashield
- Sherwin Williams Duration, Emerald or Rejuvenate
- Benjamin Moore aura or Regal

The color palette references a Dunn Edwards paint color name and code, however, both Sherman Williams and Benjamin Moore can and will prepare the Dunn Edwards color to the correct specifications and their bases are similar chemically.

Other paint brands may be used but adherence to the color palette in hue, tint, tone and shade is required. Make sure your paint selection adjusts for the differences in the exterior base, not just the color additives. You can help by taking a sample from Dunn Edwards with you when you purchase your paint. Yes, it is all in the chemistry.

Painting Tips

The majority of the cost for painting a structure will go for labor. Maricopa County 2018 costs estimate \$3000.00 for labor for a 2500sft residence. Using the recommended paint brands and HOA coupon, estimated paint costs are \$400.00. Some contractors may charge more for two-tone painting but this is negotiable.

Exterior painting often requires two layers of paint, especially if there are significant stucco crack repairs or visible discoloration of existing paint. Some painters will tell you that spraying

The Pines at South Mountain Painting Standards and Guidelines
Addendum to the Architectural Compliance Guidelines
Dated March 24, 2019 (Revised May 14, 2024)

one way then another constitutes two layers - it is not. In accordance with national standards, two layers of paint occurs when the first layer is to allowed to dry slightly before the second layer is applied.

Using a high quality of paint ensures that your home investment is preserved for a longer period of time and that the color will withstand the weather conditions in the Valley of the Sun. Plus, higher quality paints usually take less paint to achieve a solid, consistent coat on your home.

When you hire a painter for your home, make sure you give the contractor/painter specific requirements for the job that meet your requirements and the Architectural Guidelines. The Architectural Application requires a sample of the paint you will be using before an application is approved. If a contractor/painter buys the paint, require a copy of the materials purchase separate from the all-in-one invoice so you retain the manufacturer's warranty.

It is also important to have a licensed, bonded and insured painter to make it easier to get issues resolved, if necessary. Ask your insurance company if you want further guidance on this or check Arizona's Corporation Commission.

Painting Guidelines

Effective with this update, The Pines at South Mountain is implementing a color scheme that promotes the more modern and sought-after two-tone house colors. However, there are some restrictions.

1. The new color palette allows homeowners to paint their home using one of the approved body colors and optionally an accent color. In each case, the accent color and body color may be reversed. For example, Use Rock-n-Oak for the body and Tuscan Mosaic for the accent. (See #4 below.)
 - a. Base and accent colors must be a flat or velvet finish. Gloss paints are prohibited.
2. Pop-outs are areas of a structure that are extended from the main body. The extension may be subtle or prominent. Within our community, pop-outs exist as horizontal rolls along the roof line, as an extended surface above decorative stone, as a series of surface extensions on the right and left of the garage door opening, as a window sill on a street-facing window.
 - a. Example of use in our area.

The Pines at South Mountain Painting Standards and Guidelines
Addendum to the Architectural Compliance Guidelines
Dated March 24, 2019 (Revised May 14, 2024)



3. Garage doors and painted metal entrance door must be painted the same color as the structure but in a paint that is intended for metal. The paint sheen must be eggshell. Gloss paints are prohibited.
 - a. Structures with wood doors may be left in their natural wood state or painted one of the approved colors.
 - b. A limited number of structures have doors that were grandfathered-in by the community developer and are exempt from this limitation.
4. The wall into which a structure's backyard access gate exists must be painted the same color as the body of the structure.
 - a. A limited number of street-facing, backyard enclosure walls do not have gates due to the orientation of the two adjacent structures.
5. Wrought iron gates may be painted the color of the stucco wall on which it is mounted or black.
 - a. Wrought iron gates painted the color of the stucco will have wood inserts painted the color of the stucco and maintained without peeling, chipping or faded color.
 - b. Wrought iron gates painted black will have composite inserts in either a gray or brown color. Composite color should accent the body color on the home.
 - i. Home Depot has Veranda Cape Code Gray, Heartwood and Jatoba Composite Dog-Ear Fence Picket.
 - ii. Lowes has Fiberon Woodshades Rustic Barnwood, Rustic Cedar and Rustic Redwood.
6. ACC will not approve requests for painting a home using a color that is no longer approved for the community. The use of "color matching" techniques is prohibited.

The Pines at South Mountain Painting Standards and Guidelines
Addendum to the Architectural Compliance Guidelines
Dated March 24, 2019 (Revised May 14, 2024)

7. The Board has been informed by Salt River Project (SRP) that they will no longer paint their transformer boxes located on homeowners' property. To that end, you are allowed to paint the transformer boxes located on your property using the approved paint color of Wooden Peg (DE6215) using any of the three brands of paint contained within the guidelines. Homeowners are still required to submit the Architectural Request Form for approval.

Additionally, the current SRP guidelines (as of 5/24) must be followed and are attached. However, please be sure to check the following link to ensure the latest guidelines are being used. They are located on the SRP website at:

<https://www.srpnet.com/assets/srpnet/pdf/doing-business/builders-developers-contractors/commercial-specifications-guidelines-and-handbooks/painting-srp-equipment.pdf>



Maintaining painted equipment:

If SRP replaces pad-mounted equipment that a customer has painted, the new replacement equipment will be standard SRP colors. The customer may paint the replacement equipment, observing the guidelines.

SRP retains the right to charge you the full cost of restoring the equipment to its original condition if you:

- Do not comply with SRP requirements.
- Do not maintain the chosen color scheme.

Thank you for your cooperation.

For questions or more information:
Residential Customers: (602) 236-8888
Business Customers: (602) 236-8833

srpnet.com/electricspecs

PAINTING SRP PAD-MOUNTED EQUIPMENT

Guidelines for enhancing
area aesthetics



Delivering more than power.™

The Pines at South Mountain Painting Standards and Guidelines Addendum to the Architectural Compliance Guidelines Dated March 24, 2019 (Revised May 14, 2024)

You may enhance area aesthetics if you follow certain guidelines.

At SRP, our goal is to provide you with reliable power. We also work within our communities to offer facilities that have a low visual impact on neighborhoods, such as pad-mounted transformers and other equipment.

To help these facilities blend in with the surrounding community, we offer customers the option of painting certain pad-mounted equipment. Using your own resources, you may do so while following certain guidelines that help us ensure the continued reliable operation of this equipment for the benefit of you and other electric service customers.

Customers may paint pad-mounted transformers, switching and fusing cubicles, and capacitor enclosures, as shown in the photo below.



Substation walls and other SRP equipment are not eligible for this program. For your safety and the safety of others, we want to prevent non-SRP individuals from interacting with or near high-voltage equipment.

Before painting, please observe these rules:

- Contact your homeowners association or municipality for color schemes to be used and approval to proceed.
- Color choices should complement the surrounding area near the equipment being painted.
- SRP recommends using a water-based paint that will not damage the original surface.
- Avoid using films or laminates for paint.

To prepare the area to paint, please:

- Clean the surface using a mild detergent and water.
- Avoid sanding or power washing.
- Avoid using chemical solvents.
- Mask or cover the concrete pad, adjacent equipment and surrounding objects.



Do not paint over stenciled information or reflective stickers on instructional and warning decals (see circled examples above).

When painting, leave the following parts of SRP equipment untouched, as shown in the photo above:

- Identifying lettering and numbering
- Warning signs
- Handles
- Locks
- Pads
- Sight glass windows

We ask that you maintain the condition of the equipment you have painted. That means repainting the preferred color you have chosen periodically for upkeep during the lifecycle of the equipment.