



Policy ARB-09

HOUSE EXTERIOR PAINT / MAINTENANCE

1.0 REFERENCE(S)

CC&Rs Article IV Section(s); 4.03, 4.06.07, 4.09, 4.21, RCW 70.103

2.0 PURPOSE

To preserve the architectural and aesthetic appearance of the Development and in support of CC&R's Article IV, Section 4.03, any proposed alterations or additions to a resident's property must be compatible with the architectural characteristics of the owner's home and neighborhood setting. These considerations also apply to exterior painting.

Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, colors and construction detail. Proposed alterations should relate favorably to the landscape, existing structure and the neighborhood. Color may be used to soften or intensify visual impact. Parts of any addition that are similar to the existing home should match in color and material.

3.0 POLICY

3.1 Maintain the aesthetic appearance of our community by periodically repainting in the original house colors (ARB approval required).

3.2 Compliance inspections may be conducted to determine a need for maintenance. This includes but is not limited to:

- Residence
- Outbuildings
- Privacy screens
- Fascia
- Siding
- Trim

3.3 When changing house paint color, an ARB approval is required.

Select from approved Sherwin Williams (SW) colors, color match to approved SW color using another paint brand or provide alternate color choice and paint brand. Color palette book is available at the guardhouse for homeowner to check out (Call 360-438-9256 to contact the guard).

3.4 Painting project should be completing within 12 months of the ARB approval.

3.5 House painting projects started without ARB approval are subject to a fine (see Fee and Fine Schedule)

4.0 RESPONSIBILITY

The Board or its delegate is responsible for enforcement, maintaining and keeping this policy current and to obtain Board approval of changes, as necessary.

The ARB is responsible to review and update the ISHOA color palette selections every 3 years.

5.0 EFFECTIVE DATE AND RECORD OF AMMENDMENTS

8/19/2019, Original Policy, Architectural Policy, Adopted 2019-039.

3/20/2023, Amended Policy by Board Motion 2023-22, Added language regarding Compliance Inspections to determine a need for maintenance. Project started without ARB approval subject to Fee and Fine Schedule. Effective April 20th, 2023.