

(ii) Single Family Homes:

Any color and pattern will be considered. Areas greater than one (100) hundred square feet will be reviewed in accordance with the Declaration.

Ryan color schemes, as they relate to surrounding homes, will also be considered in the review. (Houses of the same color must be separated by two lots on each side and houses across the street from each other must be of a different color).

ALL TRIM, INCLUDING ALL WINDOW TRIM, DOOR AND STORM DOOR TRIM AND GARAGE DOOR TRIM MUST BE PAINTED WITH **WHITE** PAINT, OR IF VINYL, WHITE IN COLOR.

IN ADDITION, ALL GUTTERS, DOWN SPOUTS AND RAILINGS MUST ALSO BE PAINTED WITH **WHITE** PAINT, OR IF VINYL, WHITE IN COLOR.

C. Ryan Color Codes For Clearbrook:

1. Townhouse Garage Doors:

10-16	Pin Oak Court	Almond
200-210	Clearbrook Court	Heritage Grey
236-242	Clearbrook Court	Amber Beige
244-250	Clearbrook Court	Sandstone
252-260	Clearbrook Court	Almond
262-268	Clearbrook Court	Heritage Grey
270-276	Clearbrook Court	Sandstone
201-207	Clearbrook Court	Almond
213-223	Clearbrook Court	Sandstone
225-235	Clearbrook Court	Almond
237-247	Clearbrook Court	Heritage Grey
249-259	Clearbrook Court	Amber Beige
602-612	Sarah Court	Heritage Gray
614-624	Sarah Court	Almond
626-636	Sarah Court	Amber Beige
619-625	Sarah Court	Almond
627-637	Sarah Court	Sandstone

Formulas For the Townhouse Garage Doors:

Brand of Paint: Lowe's Severe Vinyl & Aluminum Siding Colors

By: Valpar Semi-Gloss

Almond: Lowe's Color is Almond
Formula: 101 O Y 9/48

107	O	Y	27/48
109	O	Y	0.5/48

Heritage Gray:

Lowe's Color is Thunder Cloud

Formula:	101	O	Y	31.5/48
	107	O	Y	7/48
	109	O	Y	1/48

Amber Beige:

Lowe's Color is French White

Formula:	101	O	Y	3.5/48
	107	O	Y	13/48

Sandstone:

Lowe's Color is Sandstone

Formula:	101	O	Y	6/48
	107	O	Y	12/48
	104	O	Y	20/48

These colors can only be purchased at a Lowe's. The formulas will not make sense to any other store

**2. Ryan Colors and Formulas For The Exterior Of The Townhomes And Single Family Homes:
(These Colors Can Not Be Used For The Townhome)
(Garage Doors)**

Light Chocolat

Colorant	OZ	48	96	
B Lamp Black	2	4		0
C Yellow Oxid	1	47		0
F Red Oxide	0	31		0
KX White	1	13		0

Ashton Grey

Colorant	OZ	48	96	
B Lamp Black	3	16	0	
C Yellow Oxid	2	30	0	
F Red Oxide	0	15	0	

Dover Grey

Colorant	OZ	48	96	
B Lamp Black	2	17	0	
C Yellow Oxid	0	14	0	
F Red Oxide	0	7	0	

Benton Harbor

Colorant	OZ	48	96	
B Lamp Black	1	21	0	
E Thalo Blue	1	31	0	
KX White	2	40	0	
V Magenta	0	3	0	

Brussels Blue	Colorant		OZ	48	96
	B	Lamp Black	1	17	0
	C	Yellow Oxid	0	5	0
	E	Thalo Blue	2	36	0
Olde Hunter	Colorant		OZ	48	96
	AX	Perm Yellow	5	12	0
	B	Lamp Black	3	12	0
	D	Thalo Green	4	16	0
	KX	White	1	8	0
Eucalyptus Tree	Colorant		OZ	48	96
	AX	Perm Yellow	0	44	0
	B	Lamp Black	1	10	0
	C	Yellow Oxid	0	8	0
	KX	White	3	34	0
Chemayo Sage	Colorant		OZ	48	96
	B	Lamp Black	1	16	0
	C	Yellow Oxid	2	3	0
Arabian Veil	Colorant		OZ	48	96
	B	Lamp Black	0	10	0
	C	Yellow Oxid	0	6	0
	F	Red Oxide	0	7	0
Bavarian Creme	Colorant		OZ	48	96
	B	Lamp Black	0	4	0
	C	Yellow Oxid	0	40	0
	F	Red Oxide	0	2	0
Colonial Red	Colorant		OZ	48	96
	AX	Perm Yellow	4	36	0
	B	Lamp Black	0	14	0
	KX	White	0	20	0
	V	Magenta	9	8	0
Classic Burgundy	Colorant		OZ	48	96
	AX	Perm Yellow	2	10	0
	B	Lamp Black	0	10	0
	V	Magenta	11	28	0
Black	Colorant		OZ	48	96
	B	Lamp Black	15	0	0
	E	Thalo Blue	0	0	0
	V	Magenta	0	0	0

White

CAN USE WHATEVER IS ON SHELF

PLEASE NOTE THAT THESE FOURTEEN (14) RYAN COLORS WITH THEIR FORMULAS ARE AVAILABLE, AT ANY STORE OF YOUR CHOICE. YOU MUST USE THESE FORMULAS OR THE COLORS WILL NOT MATCH AND YOU WILL BE OUT OF EPB COMPLIANCE. YOU CAN USE ANY BRAND OF PAINT THAT YOU CHOOSE, AS LONG AS YOU USE THIS COLOR FORMULA. THESE FOURTEEN (14) COLORS ARE TO BE USED ON SHUTTERS AND FRONT DOORS OF THE TOWNHOUSES AND THE SINGLE FAMILY HOMES. THESE FOURTEEN (14) COLORS OR WHITE CAN ONLY USED ON THE GARAGE DOORS OF THE SINGLE FAMILY HOMES. THE GARAGE DOORS OF THE TOWNHOUSES HAVE DIFFERENCE COLORS THAT MUST BE USED.

D. Walls:

Due to the diverse nature of materials that can comprise walls, it is impossible to offer succinct guidelines. It is therefore imperative that all walls that are to be erected in the community for the purpose of privacy or as a retaining wall, must have plans submitted to the Board or the EPB for review and approval. No retaining wall may be constructed which would change the natural flow of drain off water.

E. Decks and Additions:

All decks must have a building permit from the appropriate governmental authority. It is recommended that the deck be made of treated wood, cedar or redwood. The use of composite material and vinyl will be considered.

All deck additions must have a building permit. The color and design must ensure the harmonious blending of properties and residences in the plan.

F. Fences:

(i) Townhouses:

To keep the harmony of the external design of the building and the topography of the surrounding areas as stated in the Declaration, fences will not be permitted in the Townhouses.

(ii) Single Family Homes:

No fences shall be permitted in the front of a single family home.

All fences permitted on the property shall be of a sturdy treated wood, vinyl, composite material, or approved wrought iron construction. Height restrictions are six (6) feet for wooden fences and four (4) feet for metal fences. In addition, the finished side of the fence shall face outward.

It is strictly prohibited to erect wire mesh or chicken wire fences, except on a temporary basis around a garden, provided the fence does not exceed two (2) feet in height.

TOWNHOUSE GARAGE DOORS

Pin Oak Court	New Color	Old Color
10 / 12 / 14 / 16 Pin Oak Court	Hideaway	Almond (Different s/b Southern Breeze)
Clearbrook Court		
200 / 202 / 204 / 206 / 208 / 210	Quest	Heritage Grey
236 / 238 / 240 / 242	Hideaway	Amber Beige
244 / 246 / 248 / 250	Seriously Sand	Sandstone
252 / 254 / 256 / 258 / 260	Hideaway	Almond (Different s/b Southern Breeze)
262 / 264 / 266 / 268	Quest	Heritage Grey
270 / 272 / 274 / 276	Seriously Sand	Sandstone
201 / 203 / 204 / 205 / 207	Southern Breeze	Almond
213 / 215 / 217 / 219 / 221 / 223	Seriously Sand	Sandstone
225 / 227 / 229 / 231 / 233 / 235	Southern Breeze	Almond
237 / 239 / 241 / 243 / 245 / 247	Quest	Heritage Grey
249 / 251 / 253 / 255 / 257 / 259	Hideaway	Amber Beige
Sarah Court		
602 / 604 / 606 / 608 / 610 / 612	Quest	Heritage Grey
614 / 616 / 618 / 620 / 622 / 624	Southern Breeze	Almond
626 / 628 / 630 / 632 / 634 / 636	Hideaway	Amber Beige
619 / 621 / 623 / 625	Southern Breeze	Almond
627 / 629 / 631 / 633 / 635 / 637	Seriously Sand	Sandstone

TOWNHOUSES / SINGLE FAMILY HOMES

TRIM (ALL): Window Trim / Door Trim / Storm Door Trim / Garage Door Trim

Townhouses: White / White in Color

Single Family Home: White or the Paint Color must match the Siding

GUTTERS / DOWN SPOUTS / RAILINGS (Not Wrought Iron Railings)

Townhouses: White or if Vinyl, White in Color

Single Family Home: White or if Vinyl, White in Color

WROUGHT IRON RAILINGS:

Townhouses: May remain their natural color

GARAGE DOORS:

Townhouses: Color that matches the color of siding of your building quad

Single Family Home: 14 Exterior Colors

SHUTTERS / FRONT DOORS:

Townhouses: 14 Exterior Colors

Single Family Home: 14 Exterior Colors

TOWNHOUSES / SINGLE FAMILY HOME EXTERIORS – 14 COLORS

<u>New Color</u>	<u>Old</u>
Delicate White PPG1001-1	White
Warmstone PPG1015-3 (Color NOT Recommended)	Arabian Veil
Antique Parchment PPG1087-3	Bavarian Creme
Photo Gray PPG1029-4 (Color NOT Recommended)	Chemayo Sage
Green Tea Leaf PPG1128-5 (Color NOT Recommended)	Eucalyptus Tree
Black Spruce PPG1137-7 (Color NOT Recommended)	Olde Hunter
Brick Dust PPG1056-7 (Color NOT Recommended)	Colonial Red
Bordeaux PPG1055-7	Classic Burgundy
Dresden Dream PPG1155-5 (Color NOT Recommended)	Benton Harbor
Canyon Blue PPG1155-6 (Color NOT Recommended)	Brussels Blue
Winter Feather PPG14-06	Ashton Grey
Dover Gray PPG1001-5	Dover Grey
Salted Pretzel PPG1077-6 (Color NOT Recommended)	Light Chocolat
Black Magic PPG1001-7	Black

TOWNHOUSES / SINGLE FAMILY HOME EXTERIORS – NEW COLORS IDEAS

Gray Stone PPG1009-4

Warm Wassail PPG1062-7

Warm Mahogany PPG1060-7

Enchanting Eggplant PPG13-07

Charcoal Smoke PPG1033-7

Freedom Found PPG1040-6

Goblin PPG1040-7

Soothing Sapphire PPG10-09

Admiralty PPG1042-7

Thunderbird PPG1021-5

Sarsaparilla PPG1018-7

Dark Granite PPG1005-7

Glazed Granite PPG1011-6

Witchcraft PPG1037-7