

B. House Paint Color Supplemental Guideline

Residents **MUST** comply with the following House Paint Color Approval Guidelines adopted by the Association's Board of Directors on April 18, 2019, as thereafter amended from time to time. A current copy of the House Paint Color Approval Guidelines may be found on the website or at the Management office.

NOTE: ALL OPTIONS REQUIRE SUBMITTAL OF AN ARC REQUEST IN ORDER TO OBTAIN APPROVAL AND SUBMISSION IS NOT AN AUTOMATIC APPROVAL.

OPTION #1 – COLOR PALETTE BOOK

Owners must select paint colors from the approved Color Palette Book only and must submit an application as provided herein. These colors must match the book exactly. The process for approval, which may take up to 45 days, is:

1. Contact the Association's management company to review the Color Palette Book. Colors are also available on the website, MossCreekRiverview.com
2. Select one of the approved colors and complete an ARC Request form that lists the selected colors for body, trim and door from the book. Please note:
 - Homes (body color) may not be painted the same color as an adjacent home or a home directly across the street. And should be at least two shades darker if part of the same color family.
 - Trim may be painted any shade of white with the word "white" in the name (i.e. Dover White, Oyster White, Pure White, White Duck...)
 - The door colors from any approved schemes may be substituted between schemes
3. Submit the form to the Association's management company which will review for compliance with the Color Palette Book
4. If the colors submitted match the Color Palette Book, the Association's management company, pursuant to delegated authority, will issue an approval letter directly to the Owner
5. If the colors do NOT match, the application will be denied and a letter of denial will be sent to the Owner.

Since colors in the Color Palette Book have been previously approved, an application including such approved colors will be approved; however, an application **MUST** be completed and submitted for tracking purposes).

OPTION #2 – PAINTING THE EXISTING COLOR

This option is only valid for original, builder-painted houses and houses previously painted in approved colors with documentation of such approval. If **YOUR** house is the original color, as painted by the builder or if **YOUR** house has been painted previously and the paint colors were approved in writing by the ARC (this must be documented), then you can repaint **YOUR** house the same color, upon approval by the ARC. The process for approval is:

1. Submit an ARC Request form to the Association's management company which will be forwarded to the ARC Committee. This application MUST include the following:
 - Completed ARC Form
 - Paint samples for the existing colors (or that match the existing colors)
 - A color photograph of the house
 - For original builder color – a statement in the application that the house colors were builder-approved
 - For approved repainted houses – a copy of your previous ARC approval (if this is not available, the Association's management company will research its files for the previous approval. If not available or on record, this will **NOT** be approved by the ARC)
2. The ARC will review applications and provide approvals/denials to the Association's management company who will send a letter to the Owner.

Time: The ARC meets once a month so depending on when you submit your application to the Association's management company and whether a records search is required by the Association's management company, the application process will take approximately 30-45 days before an approval/denial letter is issued.

**NOTE: IF NO RECORD CAN BE FOUND FOR PREVIOUS APPROVALS,
THE APPLICATION WILL BE DENIED.**