

# SLA ARC CHANGES

## SLA Architectural Guidelines Color Update.

The purpose of this update is to provide residents with clear guidelines when beginning upgrades to the exteriors of their homes. The SLA Board of Trustees recognizes the need for an update to the current architectural guidelines. As our community nears 50 years old it is important to adapt to current building trends and material uses. More specifically, the transition from repainting guidelines to replacement guidelines with reference to doors, trim, windows, siding, gutters, etc. It is the goal that through these updates residents will be able to renovate their homes with new home improvement upgrades in an effort to continually improve the aesthetics of structures without compromising the cohesiveness of Sturbridge Lakes.

### 1. Paint Colors

Residents wishing to repaint portions of their homes are to refer to the Benjamin Moore Historic Color Collection & Williamsburg collection. These brochures will be available electronically on the association website and physical copies can be obtained through Benjamin Moore locations locally. The approved colors are from these two collections and will be specifically noted by name on the website. It should be known; these colors will replace the F&H Historical Colors of Philadelphia previously referred to on the SLA website. Any paint manufacturer will be able to match the provided colors to assist with your home's renovations. Paint colors are to remain within the approved color pallet if the home owner wishes to only repaint versus replace home improvement upgrades. While these colors are replacing the previous colors, they are similar to the currently existing and approved color pallet adopted at the neighborhoods inception and pose no notable change to neighborhood cohesiveness. However, any home currently painted with the F&H Historical Colors will be allowed to repaint their home with the same color.

The SLA recognizes the desire for residents to "white wash" or paint their homes brick or stone. The SLA does not recognize this architectural change as acceptable as it alters the appearance of natural materials and threatens the cohesive nature of the neighborhood. Homes currently exhibiting these changes are in violation of SLA Architectural Standards and subject to fines. Under this revised policy no such changes involving these methods will be approved by the Architectural Committee.

## 2. Exterior Home Improvement Upgrades

For the purposes of this section and subsequent sections “home improvement upgrades” will be referred to as the exterior components of a structure which when combined complete the facade of that structure. These home improvement upgrades will include but will not be limited to: doors, windows, trim, siding, gutters and soffits.

When a home owner wishes to replace any of these components it is understood by the SLA that the colors will not match exactly to the original paint colors available in the brochures. For instance, when replacing the original aluminum siding of a home it is understood that the colors available by manufacturers will vary from the approved colors. Because of this the SLA has decided to restrict any new siding that does not fall within a similar color category of the original F&H colors or the new Historic Color Collection & Williamsburg Collection. However, so long as the new siding material is close to other colors already seen in the association that were approved projects and poses no threat to the cohesive nature of Sturbridge Lakes these changes will be considered and approved by the association. For example, a home owner wishing to replace their siding may like the approved color “Belmont Blue” but for example CertainTeed sidings closest color to that is “Wedgewood Blue”. While this new material siding color will not be an exact match, the colors are within the same family and this building material choice poses no threat to neighborhood cohesiveness. It is also important to note types of sidings. “Types” will be referred to as different styles in this update. These styles include vertical siding, Dutch lap siding, flat siding, vinyl cedar impressions siding or any other siding wishing to be used if that siding is approved by the ARC and will not interfere with neighborhood cohesiveness. For example, homes in the neighborhood may have wood construction T1-11 exterior coverings. Many homes have already and will continue to replace this wood siding. To keep with the original look of the home a resident can choose vinyl vertical siding to mimic this original look. As previously required any changes to the exterior of a home must be approved by the ARC prior to a change being made.

## 3. Trim & Other Accents

The SLA Architectural Committee recognizes that “bright white” is not an approved color. However, the SLA also recognizes that current material availability and building trends focus on the use of “bright white”. For the purposes of replacing and upgrading the exterior of your home, the SLA Board of Trustees and Architectural Committee recognizes that the use of bright white for gutters, trim, windows, soffits, shutters, building corners, entry doors or other similar applications is acceptable. It

should be known that bright white is only intended to be used as a complimentary accent color and should not be used as a home's primary color as this will interfere with the cohesive nature of the neighborhood. Under this update, "bright white" will be allowed on the aforementioned applications. Entry doors may also continue to be made of stained natural, composite and replica wood as this is a commonly seen application in the neighborhood and maintains a natural look.

The SLA Architectural Committee recognizes the desire of some residents to replace home improvement upgrades with black. Black is not an approved color nor is it a common building material. However, the use of black trim is allowed as an accent color. It will remain to be prohibited either as a primary or secondary color for any of the aforementioned components of a structure. Black accents such as shutters or similar applications can be considered by the ARC so long as the addition of that color will complement the existing colors of a home. For example, a home with a black roof and grey siding may choose to use black shutters to compliment the structures roof color. These changes will be submitted for approval to the SLA Architectural Committee.

#### 4. Doors & Garage Doors

For the purposes of this update an "entry door" will be a single, double, sliding or patio door. The use of "bright white" on an entry door will only be approved when a minimum of 1/4 of the door consists of glass. No solid white entry doors of any kind will be approved.

Garage doors are encouraged to be subdued and match the primary color of a home or be designed to give a natural look. However, the board recognizes the large number of homes currently in Sturbridge Lakes with white garage doors and finds their use to be acceptable if the home already has white accents that will complement the white garage doors. All trim should be white in order to replace garage doors with "bright white" replacements. When referring to a "natural look" a homeowner with a wood stained or wood composite-stained entry door may choose to have their garage doors match that design. This element is already seen throughout the neighborhood and its use is found to be acceptable by the Board of Trustees as it possesses no threat to neighborhood cohesiveness.

Entry doors are usually made to match the primary or secondary colors of a structure. However, it is not uncommon for these doors to be a contrasting color as they are a small area of a home that may be used to express an accent to a home's exterior. The addition of an accent color to a door should be chosen while considering if that color choice will be a threat to neighborhood cohesion. These changes must be submitted for approval to the SLA Architectural Committee.

## 5. Railings, Spindles, Post, Columns and other additions.

Railings, columns, spindles, post and other additions should be made to match the primary or secondary color of a structure. For instance, it is unlikely that bright white railings on a deck, porch or patio will be approved if the structure does not have any bright white materials currently. This will be determined on a case-by-case basis when submitted to the SLA Architectural Committee for approval. It is however likely that a home with all new bright white replaced home improvement upgrades will be permitted to use bright white railings, spindles, post or columns as that would best match the current style of the home. It is understood by the Architectural Committee and the SLA Board of Trustees that the white railings and other items for exterior replacement do commonly come in white now and is the main color used for many exterior replacement items in homes.

### Conclusion:

These changes are being made in an effort to keep in mind the desire of homeowners to replace and upgrade portions of their home. They are also being made with consideration of how building trends have changed in the last 50 years. It is beneficial for the community to keep up with such trends as it will keep the community current, desirable and relevant. All changes must be approved by the SLA Architectural Committee and any decisions made by the SLA Architectural Committee can be appealed to the SLA Board of Trustees.