

## Exterior Painting Rules

### Walls – Doors - Trim – Gutters – Soffits – Pool Cages

- All exterior painting of any surface, including the same color, requires approval of Waterford Master Owners Association, Inc. (WMOA) Architectural Control Committee (ACC).
- If home is in a Sub Association, all exterior painting, including the same color, requires approval of the Sub Association ACC prior to submitting request to WMOA ACC.
- Overall appearance of the home must be in keeping with the character of the Waterford community.
- Garage doors must be complementary to the home; acceptable colors include white, same color as the exterior walls, or other color approved by the ACC.
- Trim, gutters, soffits, and pool cages must be a complementary color to the walls.
- Front doors must be a complementary color to the overall appearance of the home and must be approved by the ACC (No LRV restrictions).
- All exterior surfaces must be maintained in neat appearance and repainted when necessary.
- Paint chips indicating LRV from the paint store must accompany all requests.

### Definitions and Requirements

**Light Reflectance Value:** LRV is a measure of light that is reflected from a surface when illuminated by a light source (interior or exterior). LRVs are most commonly used by design professionals and color consultants, and are noted on paint chips and samples. The higher the number, the lighter the color; the lower the number the darker the color. Waterford uses LRVs to determine acceptable tones and colors for our community.

**Earth Tones:** At least 90 percent of the exterior must be painted with an LRV of 35 or above. Trim or accessory colors must be complementary with an LRV of 25 or above. Earth Tones are defined as various rich warm colors or color schemes that contain some brown, such as beige, tan, sage, gray, mustard, cocoa, taupe, wheat, etc.

**Pastel Colors:** At least 90 percent of the exterior must be painted with an LRV of 70 or above. Trim or accessory colors must be complementary with an LRV of 65 or above. Pastel is defined as pale and light in color. Examples include light yellow, green, pink, salmon, lavender, blue, or turquoise

**Trim Exceptions:** As exterior color palettes change, the ACC will consider an exception, outside of the stated requirements, provided the exception is in keeping with Waterford and is complementary to the overall appearance of walls, roofing, and trim including gutters, soffits, etc.

Reference:

WMOA Covenant Conditions and Restrictions, Article VII, Architectural Control, Section 1.

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