

CURRENT LANGUAGE

4.20 Painting:

Owners repainting the dwelling unit the same colors as were originally applied when the dwelling unit was built, may do so without DRC review. However, when an Owner wishes to change the color of the exterior of the dwelling unit, written approval by the DRC must be obtained prior to any work commencing. When painting the dwelling unit, the Owner may use any color scheme from the books of "Approved Colors", having a minimum of 3 and a maximum of 4 colors that are consistent with the units within Sun City Shadow Hills, however, the color scheme cannot be the same as the main house color used on the home of either adjoining lot, although, decorative shutters, front doors, garage doors and man- doors may be the same color as a neighboring property. When submitting for a house color change, indicate the "Frazee"

"Sherwin-Williams" or "Dunn Edwards" paint color name and ID number (if available), and the house model and elevation. In addition, include a picture of the adjoining lots, this way the Committee can see their current color scheme and ensure that it will not match your improvement.

Note: Property walls visible from the street, common area or neighboring properties must remain the same color as originally provided by the developer, provided, however, the DRC may consider a color change on a case-by-case basis. Written approval by the DRC must be provided prior to any repainting commencing (see Section 4.30 "Walls").

PROPOSED LANGUAGE

4.20 Painting:

Dwelling painting is based on color schemes. Owners repainting the dwelling unit but not changing the color scheme may do so without a DRC review. To change the color of a dwelling unit, the owner must choose from one of the eighteen approved complete color schemes and submit an HIA to receive written approval by the DRC prior to work commencing. No individual item, e.g., doors, trim, fascia, etc., may be painted a color different from the approved color schemes. Exchanging colors between schemes is not permitted.

The home's main color, that of its stucco, cannot be the same as that of the dwelling units on either adjoining lot. A photograph of the adjoining dwelling units must accompany the HIA. Additionally, the applicant must provide the approved Scheme Color number chosen, house model, and elevation.

Property walls visible from the street, common area or neighboring properties must remain the same color as originally provided by the developer.

Written approval by the DRC must be obtained prior to commencing any repainting.