

## Sea Terrace 1 Homeowner Paint Process:

The 2025 paint schedule will allow homeowners in this year's paint cycle (homes on Halyard) to choose from the new color palette's or keep their old color. **All paint changes must be submitted to the board and approved by 2/15/25. If the board does not receive a change request – the color will stay the same.**

1. **Our current color palette for 2025 is attached. These will be the only colors** available for a paint change. Should you choose to keep your current color, All existing colors will be available, however they aren't available for new changes.
2. Options available – We have three palette's available: Grey - Taupe - Green These were developed by Dunn & Edwards using the most popular colors currently in use. These three palette's have four base colors that are designed to work together. The thought process would allow all three (or two) attached units to have a different color that blends together. We also have added 3 Accent colors, which allow each unit to accent their windows-garage door-etc. with a different color. Use of accent color, must be approved by Sea Terrace 1 Board.
3. If a homeowner decides on their current color choice there will be no additional charge. If each building decides to change colors as a group, there will be a \$200 charge to each unit, payable to the painter.
4. If a homeowner decides to change the color of their unit, without their attached neighbors making the same change, they will incur an additional charge of \$300. to pay for the individual base color change. This charge will be paid directly to the painter.
5. Garage Doors will be maintained by the individual home owner. All painting of garage doors will be at owners expense. The garage door color may be White/Swiss Coffee - The base color of the townhouse - or Natural Wood.
6. If a home owner decides to update their front fence- we will only paint basic wood (t-111 or similar) that matches their trim or base color, and falls within The color palette. If the homeowner decides to make their fence stucco- natural wood - vinyl - stone/brick - glass - All maintenance will be their responsibility. If they choose natural wood for their fence and garage it must be the same stain color. If they choose vinyl the color must be in their house palette- white and beige are acceptable in all palettes. If they choose an accent color for their fence, it must be the same as their home accent color and must be approved by the paint chair.
7. The trim/facia color must be the same for all units. In 2022 we started a process to change all trim colors to one color - Swiss Coffee. This change will be done over 5 years, as we get to your townhouse. This color is currently 80% of all trim/facia in Sea Terrace 1. This change to Swiss Coffee will only apply to the 2/8' facia wood board along your roofline, at

no expense to you. All belly boards, trim around windows and garage doors will be up to the homeowner. If you use your base color or Swiss coffee we will continue to paint these areas. If you decide to use an accent color, it will be at your expense, paid directly to the painter. REMEMBER SWISS COFFEE IS ONLY TO BE USED AS A TRIM OR ACCENT COLOR - NEVER AS A BASE COLOR.

8. In a three unit building, the center unit will have final say on all walls facing their front and back doors, as long as it is within their front or back courtyard. The middle unit owner can keep it the same color as currently painted or select their neighbors' choice, as they see fit. This would also be the case in most two unit buildings, as long as it is within your front courtyard. This may be confusing in some cases and a board member would be willing to clarify at your residence, to obtain mutual consent.
9. The wooden privacy walls In back and side yards must be painted the same color as the wall or base color. If different colors are selected for the attached units, the privacy wall must be the same as the trim, which will become Swiss Coffee.
10. IF YOU WANT YOUR HOME PAINTED BY SEA TERRACE 1 - YOU MUST FOLLOW THE ANNUAL SCHEDULE FOR YOUR PARTICULAR STREET.
11. Stucco homes that have never been painted will require a primer coat prior to painting. This is a two day process and the cost to the association for this One Time process is \$1000. We will require the homeowner to pay the painter \$300, the association will cover the rest.

**Keep in mind, Remodels or changing existing siding to Stucco - Hardy Board - or any other approved surface, you must match your previous paint color or seek board approval to make sure you are within the association paint guidelines.**

#### **Owner Responsibilities.**

1. **All Garage doors are the responsibility of the homeowner**
2. **All Iron gates- Front doors or gates- overhangs - that are not part of the current color palette or of the original home are the responsibility of the owner.**
3. **Fences that are not part of the original construction( replacement is ok)**
4. **All power washing needed prior to painting.**
5. **Cutting back any vegetation - if it is on association property, you may contact the NSCA office to have Harvest do the work. If you are changing the color of your home, all hedges that are against your siding, will have to be removed. If your color isn't changing, in most cases we can paint around it.**

- 6. All personal property outside and around townhome must be moved by homeowner prior to painting. Painter is not liable if this isn't done.**
- 7. Any Electricity or water needed at the job site. This will be very minimal, but a necessity to do a good job.**