

SUMMERSET I - PAINTING RULES

Color schemes are chosen in groups of three. Those colors are specifically body, trim and accent. When painting, specific placement of colors is required.

Body – To be used on body of the house. All attic vents located on the face of the house will also be painted the color of the body or trim color.

Trim – To be applied to vertical trim elements, horizontal trim elements, window trim, fascias and gutters. The area between trim elements and gutters is considered lower fascia and can be painted the trim or accent color. Trim color can be applied to the garage door(s), trim and side door/trim

Accent – To be applied to front door, shutters and lower fascia only. It is allowable for front entry doors to be left natural wood (provided proper stain and varnish is maintained).

Mailbox Enclosure - To be painted as follows:

- Choice #1 – The entire enclosure can be painted the base color of the house.
- Choice #2 – The horizontal trim and top cap can be painted the trim color of the house.
- Choice #3 – Options for the area from the base up to the horizontal trim only will be considered such as stonework, masonry, or live plants.
- The metal mailbox insert can be painted the body color, trim color, accent color or black.

Garbage can/AC enclosures – to be painted the same color of the house or same color as house with trim color on the posts and top.

Duplexes/Duets – Both units to be painted the same exterior color scheme per above. The only exception is that the main entry doors can be painted any approved accent color. All roofs must be the same color and roofing material.

Neighbors – When choosing a color scheme for your house, take into consideration schemes being used by your immediate neighbors and the house directly across the street. The architectural committee will take these into consideration and will normally not approve identical color schemes in a cluster of houses. Duets must agree upon a single-color scheme.

Note: Homeowners can choose their own paint manufacturer recognizing that all colors are universal codes.