

HOME COLOR GUIDELINES

The ARC is often asked for guidance in choosing a color to re-paint or re-stain homes in Genesee. Currently, if you want to repaint the same color, you do not need ARC approval. The ARC looks at each request to repaint a home on an individual basis. The ARC Standards 1998 provide that exterior colors shall not exceed a light reflectance value (“LRV”) of sixty percent (60%) (See Section 5.2.8.). This policy was adopted by the Board and the ARC after taking input from the community and has been enforced for more than 10 years. No color which has an LRV of more than 60% LRV can be approved.

In addition, the ARC Standards of 1998 also provide the colors must be “subdued and blend with the colors of the natural landscape.” They also provide that, permitted colors, including trim colors, include “muted earth tones of browns, beiges, taupes and grays.”

Trim, door and window colors can be the same or different than the body of your house. If you choose a different color, it should be a color that compliments the base color, perhaps a lighter (but not more than 60% LRV) or darker shade of the base color. Substantially different colors or colors that stand out from the natural environment may require the ARC to work with you to find another color.

In general, pinks, purples, reds (except for natural cedar color stains), yellows (except for natural yellow tinted stains) oranges, lighter greens, blacks, blues (including cold, slate blue grey) and whites (if the whites do not meet the LRV standard) are not appropriate for houses in Genesee because they do not “blend with the colors of the natural landscape.” Colors which deviate from this may be considered on a case-by-case basis.

Residents often ask us for up-front guidance as to acceptable colors. The LRV of a paint or stain color can many times be found on the paint strip samples or your painter or paint store can provide you with the number. Sometimes it is easier for people to choose from samples on houses already approved in Genesee. Therefore, attached to these Guidelines are lists of colors approved by the ARC during this year and for the previous full calendar year. These colors were approved by the ARC and are generally acceptable.

However, the ARC does consider each request to repaint a home on an individual basis. The location of your home, the colors of other homes in your neighborhood, the visibility of your home and other factors may cause the ARC to request another color choice. We will work with you to try to get a color which is acceptable to you and the ARC. In addition, color preferences change over time and what was approved many years ago may now be out of style or look dated. If this happens, the ARC will work with you either before or during your scheduled ARC meeting to find another color.

We appreciate your efforts in working with us to make Genesee a better community.

2005 Approved Paint Colors

ADDRESS/FILING & LOT	PAINT BRAND/COLOR
23826 Sunrose S-17	Valspar Severe Weather Laurel-Body
742 Calgary S-146	Sherwin Williams/Spice Chest, #3513 Body, Cape Cod Red, S SW3020 Trim
762 Calgary S-148	Benjamin Moore/Waynesboro Taupe #1544
24029 High Meadow Drive S-94	Sherwin Williams Brown#6089-Body /Sherwin Williams #6167-Trim
24069 High Meadow Drive S-108	Benjamin Moore/Arshine Beige Solid-Body/Cameroon Green-Trim
810 Genesee Ridge Road 11-88	Stucco/LaHabra/Adobe
23368 Fescue Drive 11-108	Benjamin Moore Army Green #2141-30-Body
23465 Bluestem Drive 11-76	Sherwin Williams Deck Escapes Semi Transparent Spice Chest #SW3513-Body & Trim
963 Arrow Wood 10-31	Benjamin Moore Clydesdale Brown #2092-10 Body & Trim
24144 Sumac Drive 7-86	Benjamin Moore Moorewood/Kingsport Grey #HC86-Body & Trim
1309 Pomegranate SR-36	Sherwin Williams #SW7051-Body/SW7053-Trim
23546 Currant Drive 12-254	Benjamin Moore Mesa Verde Tan AC-33-Body Benjamin Moore Whitall Brown AC-69-Trim
25598 Foothills Drive North 14-45	Benjamin Moore Ozark Shadows #AC-26-Body/Galvinston Grey #AC27-Trim
1296 Preserve Circle 13-10	Benjamin Moore Plymouth Brow HC-73-Trim/Stucco color Brown
2374 Foothills Drive South 14-122	Sherwin Williams Woodscapes Summerhouse Beige #SW3004-Body
1905 Foothills Drive South 8-153	Benjamin Moore Cromwell Grey #HC-103-Body & Trim

24150 Shooting Star Drive 2-55	Platinum Ent. Bambi-Stucco-Body
23799 Shooting Star Drive 6-73	Benjamin Moore Annapolis Gray-Body Benjamin Moore Briarwood-Trim
1516 Shooting Star Drive 2-26	Kelly Moore #1240-222 98-2238-Lake, Acrylic Flat finish- Body
1972 Montane Drive East 9-274	Parex Colors Kahki-Stucco-Body/Royal Crown #8525- Trim/Gutters
2193 Montane Drive East 9-299	Sto Stucco-Oatmeal #20905-Body
2375 Stonecrop 9-313	El Rey Stucco Stonebluff #351-Body
Oxley Clubhouse	Benjamin Moore #1034
Foothills Clubhouse	Benjamin Moore #1034