

THE SANCTUARY ON SPRUCE CREEK
HOMEOWNERS ASSOCIATION
ARCHITECTURAL STANDARDS AND GUIDELINES
EXTERIOR PAINT COLORS

Board-Adopted: 7/9/2026

Effective Date: 7/10/2026

I. PURPOSE

These Architectural Standards and Guidelines establish approved exterior paint colors and application requirements to maintain aesthetic consistency and protect property values within the community.

II. AUTHORITY

These standards are adopted pursuant to Article VIII, Section 2 and Article IX of the Declaration of Covenants and Restrictions for Sanctuary on Spruce Creek Homeowners Association.

III. APPLICABILITY

These standards apply to all exterior repainting of residential structures, including any change in color and any repainting in the existing color. Prior written approval from the Architectural Review Committee (ARC) is required before commencing any exterior painting.

These standards cover all painted exterior surfaces of the house structure, including:

- House body
- Trim
- Garage doors
- Soffits, fascia, and drip edge
- Front doors
- Any other painted exterior surface of the house

These standards do not apply to fences, mailboxes, driveways, sidewalks, or interior surfaces. Driveway and sidewalk sealing requirements are addressed separately in Section VII of this standard.

IV. APPROVED COLOR PALETTE

The ARC maintains an Approved Color Palette (fan deck) of acceptable exterior paint colors for the community. The fan deck is available for review through the ARC or the Association's management company, Tout Management LLC. Homeowners are encouraged to contact the ARC or management company prior to submitting an application to review available color options.

The Approved Color Palette may be updated by the ARC from time to time. The current palette in effect at the time of application governs.

V. COLOR REQUIREMENTS BY SURFACE

A. House Body and Trim

House body and trim colors must be selected from the Approved Color Palette. Homeowners requesting a color outside the Approved Color Palette must submit paint chips with their application for ARC review. The ARC has discretion to approve or deny off-palette colors based on aesthetic harmony with the surrounding homes and community.

B. Garage Doors, Soffits, Fascia, and Drip Edge

Garage doors, soffits, fascia, and drip edge must be painted the house body color, the trim color, or white. No other colors are permitted for these surfaces.

C. Front Doors

Front doors are not limited to the Approved Color Palette. Homeowners may select any color for their front door; however, the ARC retains discretion to require modification of a proposed front door color that is aesthetically incompatible with the overall exterior color scheme of the house or with the general character of the community.

VI. FINISH REQUIREMENTS

All exterior painted surfaces must be finished in a flat (matte) sheen. Other finishes, including satin, eggshell, semi-gloss, or gloss, are not permitted on exterior surfaces.

VII. DRIVEWAY AND SIDEWALK SEALING

Driveway and sidewalk painting or sealing must use Sherwin Williams "HOA Concrete," available at the Reed Canal Sherwin Williams store. No other product or color is approved for driveway or sidewalk painting or sealing. ARC approval is required prior to commencing driveway or sidewalk painting or sealing.

VIII. APPLICATION REQUIREMENTS

Painting applications must include:

- Completed ARC application form
- Paint manufacturer name
- Color page number, color code number, and color name for each surface to be painted (referencing the Approved Color Palette fan deck)
- Identification of which color is to be applied to which surface (house body, trim, garage door, soffits/fascia/drip edge, front door)
- For off-palette color requests: paint chips for each proposed color
- For front door colors: manufacturer name and color name and number, with attached color sample card

IX. REVIEW AND ENFORCEMENT

The ARC will review painting applications for compliance with these standards. Commencement of painting prior to ARC approval, or application of non-approved colors, constitutes a violation subject to enforcement action pursuant to the Association's adopted enforcement procedures.

Approval of paint colors is based on the specific facts presented and does not establish precedent for other properties or future applications.

X. GRANDFATHERING

Homes painted in compliance with the architectural standards applicable at the time of painting are considered grandfathered and are not required to be repainted solely due to subsequent changes in the Approved Color Palette. Upon repainting, the homeowner must comply with the standards in effect at the time of the new application.

XI. DISCLAIMER

These standards are intended to supplement, not replace, the Declaration of Covenants and Restrictions. In the event of a conflict, the Declaration shall control.