

## **POLICY #134 Exterior Painting Policy**

**Effective Date: May 17, 2024**

Under the Declaration of Covenants, the VGHOA is responsible for the care of the exterior of all units, which includes painting (see Covenants for specifics and exceptions). Homeowners may wish to refresh the exterior paint on their unit for various reasons. When the homeowner's timeline for a paint refresh does not coincide with the HOA's timeline for doing this work, the homeowner may choose to pay for the painting on their own if the following conditions are satisfied.

1. Each building (except brick) must be painted one color from the standard color choices below and gutters, facia, window frames, and trim must be painted from the approved trim color below and both homeowners of the building must sign the Architectural Change Form and agree to all terms.
2. The standard color choices are Sherwin-Williams SW 9081 Redend Point, SW 6165 Connected Gray, SW 7019 Gauntlet Gray, SW 7043 Worldly Gray, or SW 9174 Moth Wing for the body and SW 7005 Pure White for the trim.
3. An Architectural Change Form must be submitted to the Architecture Committee for approval and, to gain approval, the painting must conform to any requirements existing at the time of submission.
4. The painting contractor may be selected by the homeowner, but must be insured and bonded, and the bid estimate must be reviewed and approved by the Architecture Committee. If the homeowner has no preferred painting contractor, the HOA will select one.
5. The entire cost shall be paid by the homeowners and the HOA will not reimburse homeowners and will not be involved in how the costs are allocated between owners.
6. This "owner-installed improvement" shall be exempt from the requirement that the homeowner take responsibility for its ongoing maintenance.