GWCA PAINT COLOR POLICY for Doors, Shutters, Trim, Stucco and Foundation

1. All changes to the exterior of the houses in the community, including painting, must be approved by the Site Review Committee before the work is undertaken.
2. Residents must complete an Architectural Modification Application for approval by the committee. A sample paint chip including brand, product name, and identification number must be included with the application (if submitting online, picture of paint chip is satisfactory).
3. The Site Review Committee and GWCA have compiled a list of acceptable colors for the following:
    a. Front Door
    b. Shutters
    c. Garage Door
    d. Trim
    e. Stucco
    f. Foundation
4. The paint colors and accompanying identification numbers shown in the tables below are for Benjamin Moore paint, but **you are not required to use Benjamin Moore paint.** Just give the Benjamin Moore paint color and identifying number to the store of your choice and they will be able to duplicate your selection. However, you are responsible for ensuring the purchased paint color and color on your house matches an approved color.
5. The Benjamin Moore color chart can be found on the Greenbriar website: www.gwmonroe.com, Architectural Modification Tab. Colors shown online are not always accurate because of distortions in your viewing screen. It is highly recommended that you view a sample color chip at your Benjamin Moore paint store that matches one of the approved colors you are considering. The Management Office also has paint chips of approved paint colors that you may view.
6. Paint colors for Front Door, Garage Door, Shutters and Trim must be in a "Soft Gloss" finish. Stucco and Foundation must be painted in flat or low luster paint.
7. The acceptable colors for the Front Door and Shutters are listed in Table I. For paint dollops of these colors refer to Appendix I. Caution, the paint dollop colors may be distorted by your printer or viewing device.

Table I -- Approved Paint Colors for Front Door and Shutters

Benjamin Moore Paint Color Name and Identification Number	
Black, HC-190	Hamilton Blue, HC-191
White, OC-151	Newburyport Blue, HC-155
Tudor Brown, HC-185	Charcoal Slate, HC-178
Dixon Brown, CW-160	Steel Wool, 2121-20
Essex Green, HC-188	Moccasin, 1059
Louisburg Green, HC-113	Richmond Bisque, HC-177
Classic Burgundy, HC-182	Old Masters Golden Oak Gel Stain (for previously stained doors)
Mexicana, 2172-30	

8. The Shutters can be painted with the same approved color as the front door. The shutters can also be painted white, beige or black with an approved paint color from Table I.
9. **The Garage Door(s) of free-standing houses** shall be painted white, or in the case of a house with beige color siding, the Garage Door(s) may be painted same color as the siding.
10. **The Garage Doors of attached houses** must be painted the same color. The Garage Doors of attached houses should be white or in the case of houses with beige color siding, both doors may be painted beige.
11. For most houses, Trim around windows must be white or beige. Trim elsewhere on the house such as the columns flanking front windows or adjacent to the front door should be white or in the case of a house with beige siding may be beige. A few houses were built with dark brown Trim around windows and elsewhere. These homes are exempted from the white or beige Trim requirement.
12. Stucco color should be selected to coordinate with the architectural elements of the house such as stone, masonry, siding, and trim. For attached houses, the same Stucco color must be used on both units. Three (3) colors are approved for this purpose. The Benjamin Moore colors and identifying numbers appear below in Table II.

Table II -- Approved Paint Colors for Stucco

Benjamin Moore Paint Color Name and Identification Number
White, OC-151
Moccasin, 1059
Coventry Gray, HC-169

13. Painting of the concrete block Foundation of a house is not recommended because over time the paint tends to flake and/or discolor, which can be unsightly and difficult to touch up. However, if you should choose to paint or repaint the Foundation, the colors listed in Table III are approved for this purpose.

Table III—Approved Paint Colors for Foundation

Benjamin Moore Paint Color Name and Identification Number
White, OC-151
Sidewalk Grey, 2133-60

14. Brushing on a thin layer of concrete mix (Parging) on the concrete block Foundation is an acceptable alternative to painting the Foundation. The concrete mix results in a light-medium grey color similar to the approved grey paint color in Table III above. The concrete mix shall not have pigment added to achieve a different color.
15. Front Door, Shutters, Garage Door(s), Trim, Stucco and Foundation currently painted in non-approved colors must be repainted in approved colors the next time they are repainted.

16. As a reminder, painting of the walkway, steps and driveway are not permitted.

APPENDIX I

Paint Color Palette

a. Black, HC-190

b. White, OC-151

c. Tudor Brown, HC-185

d. Dixon Brown, CW-160

e. Essex Green, HC-188
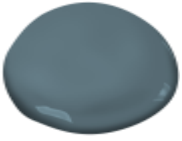
f. Louisburg Green, HC-113

g. Classic Burgundy, HC-182

h. Mexicana, 2172-30

i. Hamilton Blue, HC-191

j. Newburyport Blue, HC-155

k. Charcoal Slate, HC-178

l. Steel Wool, 2121-20

m. Moccasin, 1059

n. Richmond Bisque, HC-177

o. Coventry Gray, HC-169

p. Old Masters Golden Oak Gel Stain (for previously stained doors)