

## PAINTING GUIDELINES FOR PINNACLE AT UTE CREEK CONDOS

7-20-22

This guide was created to clarify and simplify the process for all Pinnacle at Ute Creek homeowners as they begin the process of choosing exterior colors to paint their home.

### Design Review Request Process:

- a. When the board of directors decides to paint the exterior of a house in the association, they must advise the appropriate homeowner(s).
- b. The homeowner(s) must then complete a Design Review Request (DRR) form and submit 2 copies to Flagstaff's Management.
- c. Whenever exterior painting is to be done, all colors must be approved by the Committee prior to commencement of such painting.
- d. Paint schemes must be different from adjacent two homes on either side.

### Choosing a color pallet:

The goal of this policy is to harmonize the color pallet of our entire neighborhood. Each home is expected to use a scheme involving three colors. All pre-approved color pallets are only approved in their defined colors and color areas. (i.e. a base color cannot be changed to trim, trim color cannot be changed to base, etc.)

#### Choice #1

Owners can keep the original color of their home if they wish.

#### Choice #2

You may use any of the colors that were used on the newer Pinnacle Condo Association homes. These colors can be view by looking at the Calais Drive addresses 2312 through 2438 and by looking at the Flagstaff website ([flagstaffmanagement.com](http://flagstaffmanagement.com)). Choose the color by reporting the address or the Scheme number from the Flagstaff website.

Note: In the event that two owners cannot agree on the colors for their home, the home will be painted in its original color.