

Paint Addendum

Colors, Options and Guidelines

THIS PAINT ADDENDUM FORM MUST BE ATTACHED TO THE ARCHITECTURAL REVIEW FORM AND SUBMITTED TO THE MOUNTAIN PARK RANCH OFFICE FOR APPROVAL.

Please note that Association staff will approve paint requests **only** when the requested color is either:

1. A color included on the Association's approved paint palette; or
2. A color that is already existing on the homeowner's house.

Paint Color Options

Homeowners may choose to either:

- Repaint their home using the existing exterior color currently approved for the property; or
- Select a color from the new paint color palette approved in July 2026.

An Architectural Review Committee (ARC) form must be completed and submitted for approval. The request may be approved by the Mountain Park Ranch Office provided that all of the following requirements are satisfied:

- **All exterior colors must be selected from one of the approved color schemes, including any interchangeable color schemes.**
- **One body color** may be used on the entire exterior surface of the house. The "body" includes all wall areas, including *party walls*.
- **Trim colors** may be used on architectural pop-outs, exterior trim, and garage doors. Garage doors must be painted in one of the approved house colors within the applicable color scheme. Wood garage doors may instead be finished in a **natural wood stain color**.
- **Pop-outs** are architectural features that extend or project from the primary plane of the house. Examples may include features surrounding windows or garages, front architectural features, column areas, and features located at the top or bottom of the house. A pop-out may also be any small architectural feature specifically designed to stand out from the primary wall surface.
- **Front columns are not considered pop-outs** and must be painted the same color as the body of the house.
- **Adjacent homes may be painted the same color.** There is no requirement that neighboring homes have different exterior colors.

The application must include the approved color scheme being proposed, the name and number of the paint and the location where each color will be applied, such as:

- **House (body) and fence/party walls**
- **Trim**
- **Garage door**
- **Front door**

Party Walls

Party walls are walls that are shared with the Association. The Association is responsible for maintaining the exterior of shared walls that are adjacent to a common area. If you are uncertain whether a wall or area of your home is adjacent to a common area, please contact the Mountain Park Ranch Office for clarification **before beginning any painting work**.

Sub-Association Approval

Homeowners whose properties are located within a sub-association of Mountain Park Ranch must obtain approval from the applicable sub-association's Architectural Review Committee and/or Board of Directors **before making any exterior color change**. The following sub-associations are subject to this requirement:

- **The Townes**
- **Keystone**
- **Canyon Reserve**
- **The Landing**
- **Diamond Ridge I**
- **Diamond Ridge II**
- **Estates at the Ranch**
- **Terraces**

If you have any questions regarding these guidelines or your property's applicable paint requirements, please contact the Mountain Park Ranch Office for assistance **before beginning any painting work**.

Homeowner Acknowledgment

By signing below, I acknowledge that I have read this entire Paint Addendum and understand my painting options and the applicable paint color guidelines. I understand that failure to comply with these guidelines will constitute a violation of the Association's requirements.

Print Name: _____

Signature: _____

Date _____

Property Address: _____

Adopted by the Board of Directors: April 23, 2013

Revised: September 2026