



Manhattan Village
Estate Homes Association

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HFÎ € Åäaj[ääÅäå ^ [] ÅÜ[ää
Canyon Lake, CA 9G Î Î
Phone: (951) 244-0048, Fax (951) 244-0520
Email: •^!ç&^H@avalonweb.com

HOUSE PAINTING GUIDELINES

The Association's Rules and Regulations require approval by the Architectural Committee of exterior colors of residences. **This approval requirement includes re-painting with the same color.** Prior approval to repaint with the same color is required because sometimes the original paint color may no longer be available or the paint manufacturers have changed the color's name or product number. Misunderstandings and disputes have occurred when the repainting turns out to be a different color. **Failure to obtain Architectural Committee's written approval prior to starting work can result in repainting with an approved color at the homeowner's expense.** In addition, fines can be levied if Architectural approval is not secured prior to work commencement as stipulated in the CC&R's.

Routine maintenance and repair of limited areas and exact color matching with existing un-repaired areas does not require Architectural Committee approval.

All painting requests must include color samples ("paint chips") labeled with the (a) manufacturer's name, (b) the color names and product number of the colors, (c) finishes (flat, gloss, etc.), and (d) where the colors will be applied (trim, stucco, garage door, eaves, or fascia). Requests submitted without color chips and supporting details will be deemed incomplete and returned to the applicant. The color chips will be retained by the Architectural Committee. A form is available (from this web site or the management office) to assist in submitting a request.

With an objective of maintaining aesthetic harmony within the community, the Architectural Committee has developed the following guidelines to assist the homeowner in obtaining approval of paint colors:

1. **acceptable color schemes** Colors that maintain the character and harmony of the neighborhood are acceptable. That character is best reflected by a multi-color scheme, where the brick or stone facings are considered one color, the stucco wall a second color, the trim a third color, and, if present, large areas of wood siding, shingles or shakes a fourth color. Use of the same color for the walls and trim is not allowed. A scheme with more than four colors will not be approved. Colors other than muted earth tones may not be approved, depending on their prominence and aesthetic harmony.
2. **trim color.** Estate houses have wood trim to emphasize architectural attributes. The trim includes the fascia around the roof, window and door borders, and other uses of wood that do not cover large areas of a wall. The trim must be painted with a color that is different than the wall color but in harmony with it. The fascia and eaves must be the same color--ordinarily the primary trim color. A secondary trim color may be used for smaller scale decorative features, but only if this is not a fifth color.
3. **garage door color.** The garage door must be painted with either the primary trim color or a wall color; preferably whichever is visually less prominent.
4. **nearby house colors.** The same color scheme on an adjacent house, or closely grouped houses, is not acceptable.

Homeowner responsibilities during implementation of an approved project ensure that:

1. the contractor applies the approved colors.
2. all construction and worker vehicles are parked on or immediately adjacent to your property. Otherwise, work vehicles as well as private passenger vehicles used by the contractor and/or workers are to be parked in communal parking areas designated by the CC&R's. At no time are worker vehicles to block driveways to other properties or mail boxes—unless absolutely necessary for very short periods of time. Overnight parking of construction equipment is not permitted by the CC&R's.
3. all portable toilet facilities are located near the garage and not near the sidewalk. No exceptions are allowed.
4. trash shall be removed daily. Violations will be cited and fines may be imposed by the Board.
5. pending materials are organized within the homeowner's property and clear of adjacent property and any sidewalk, street, or other communal areas.
6. upon completion of construction, the aggregate or sidewalk is cleaned of all oil or stains and restored back to its original appearance. The homeowner is responsible for any damage done by a contractor or workers to the common area, including street, tree guards, trees, curbs, sidewalk, aggregate, ground cover, plants, walls, lights, etc. If a damaged area is not restored to as near as possible its original condition, the Association will charge the homeowner for the cost of repair.

The Committee is required to act on requests within 30 days, but endeavors to reply as soon as possible.

Approvals to commence work are effective for 90 days unless an extension is requested and approved. Any aspects of the approved work that are not completed within 9 months from the approval date must be resubmitted to the Architectural Committee for review and re-approval consistent with the then current Guidelines.

3/31/05