

## ACC Application Review Criteria for Exterior Paint

November 2023

### **Introduction**

Exterior paint on siding, trim, brick, and other exterior surfaces must be approved by the ACC (Art. VII, Section 6). The purpose of this policy is to provide homeowners with guidance as to the range of colors that the ACC considers likely to provide an aesthetically cohesive look to the neighborhood. In doing so, the ACC has consulted with a color consultant to identify color choices that are appropriate for homes in a northwest neighborhood of traditional architecture.

The approved color ranges are based on three attributes of color: (1) hue, which refers to the basic colors – red, yellow, purple, green, blue; (2) value, which refers to how light or dark a color is; and (3) chroma, which refers to the saturation of the color with low saturation being subdued and high saturation being bright. The approved colors are focused on subdued colors with low value and chroma. Colors for doors and other accents include additional colors, such as reds and purples, that can provide contrast to the house's main color choice.

### **General Requirements**

- *Approval Process* - An application must be submitted to, and approved by, the ACC prior to beginning any new or renewal exterior painting project. The ACC approval process commences when an application that provides all required information has been submitted to the ACC at [ACC@thelakesmi.com](mailto:ACC@thelakesmi.com). Generally, the ACC will want to arrange site visits to view the proposed color(s).
- *Paint Colors* – The application requires that each color choice be available as a sample, either painted on the exterior or a manufacturer's provided paint patch that can be affixed to the exterior of the home.
- *Applications* – Relevant policies and application forms are available on The Lakes website ([www.thelakesmi.com](http://www.thelakesmi.com)) under the ACC tab.

### **Paint Choice Resources & Selection Guidance**

The Association's color consultant, The Land of Color, has provided an internet-accessible "Paint Color DNA Table." The Table differentiates between colors that can be used for siding, brick and other surfaces and those that are limited to door or shutter applications (identified with a "ds").

Homeowners are not required to choose a color within the DNA Table, however notable deviation from the range of colors identified for use by The Lakes homeowners are unlikely to be approved.

### **Using the DNA Table**

The Land of Color has provided The Lakes HOA with a tailored "DNA Table" that includes only those colors that have been approved by the ACC. Color choices are dependent on the application – siding/brick, trim, door, or shutters. Please refer to the Paint Application that is posted on the Association's website at [www.thelakemi.com](http://www.thelakemi.com) under the ACC tab for information on accessing the DNA Table and reviewing color choices. The "How To" that is included in the application tells how to either confirm your color choices or use the DNA Table to research colors for your consideration.

## **ACC Evaluation**

When reviewing an application to paint a home, the ACC will consider all choices together (including existing colors that are not proposed to be changed) and determine (1) whether the color(s) are compatible with the look of the neighborhood and (2) the effect of all color choices together. Homeowners are not required to choose among the colors or paint manufacturers listed in the DNA table and may apply for different choices. The ACC will review those choices in relation to the objectives of these review criteria.

This policy is intended to provide guidance to homeowners and does not in any way limit the ACC or Association's ability to take actions or condition approvals in a manner consistent with their authority under the Association's governing documents.