

Paint Color Selection Policy

Passed 3/22/05

The Principles:

The community should maintain its unique natural atmosphere. The architectural guidelines should help maintain the Loch Highland look while allowing the unique character of the homes and the owners to flourish.

Understanding what creates the LH environment:

The LH environment is created from a plethora of trees, rolling landscape, and lakes. This environment is a result of the earth-tone home colors that let the landscape remain the dominant visual element in the community. The community has an almost park-like setting.

Many other communities have fewer trees and traditional homes with light tone or white sidings. The focus in these communities is on the homes, not the environment. In Loch Highland the look is reversed. The homes were designed to recede and allow the environment to be the dominant element. This is achieved by reducing the brightness of the homes and using earthtones in mid-to-deep values. This allows the landscape to become more dominant.

Some of the key guidelines for maintaining the character of Loch Highland are as follows:

The eye is attracted to the lightest colors. To maintain the natural look of LH the house paint colors should remain earth tones and be of medium to darker tones. This will allow the homes to blend into the landscape.

The majority of the homes in LH are contemporary cedar siding with special features of natural materials.

Some of the key differences in contemporary homes and traditional homes are that much of the style of the contemporary home is based on the dynamics of the architectural forms. Soaring angles, walls, windows, and rooflines. The dominant design element in most contemporary homes is the dramatic use of volume and form that make it exciting. The trim on most contemporary homes was painted a matching color so as not to detract from the forms. Accents were more often achieved with the stone fronts, siding angles, or entry doors.

The eye is attracted to either the lightest color or the greatest contrast. If you utilize the techniques successful on traditional homes, on a contemporary home it often is not successful. Few of the contemporary homes were

originally designed with trim that works well as an accent. But a homeowner who wants to accent their trim should be allowed to. A color that is one, or two values darker, or lighter than the siding color is acceptable. One exception to this rule is the entry door and trim, which can be used as an accent and is not limited to earth tones.

While there are primarily contemporary homes in Loch Highland, there are also a number of traditional and soft-contemporary homes that have more traditional characteristics. Traditional homes may require differing guidelines. While traditional homes tend to have less interesting shapes, they tend to have trims that are designed to add interest. Trim elements include trim boards, window trim, fascia boards, and shutters. While the primary house color should still be limited to the same palette as the contemporary homes, the traditionally styled home should be able to take advantage of its design features. Therefore the rules for these home should be as follows;

The eye is attracted to the lightest colors. To maintain the natural look of LH the house paint colors should remain earth tones and be of medium to darker tones. This will allow the homes to blend into the landscape.

The trim on traditional homes could be painted to within a few shades of the value of the primary house color so as to accent the trim while maintaining the overall atmosphere of the community.

As with the contemporary home, the front door can be used as an accent without being limited to a shade of the primary house color.

Defining earth tones:

Earth tones are defined by a specific range agreed to by the LH committee, but in general will include browns, taupe, tan, rust, grays, and muted greens (tones that will blend into the natural environment).

Colors that are not acceptable are colors that have high chroma, or are closer to primary colors. Colors that are too light (appear as a tint or pastel) or too close to black are also unacceptable.

The following document is based upon Sherwin Williams paints and indicates the colors that are considered acceptable by the ARC Committee. Colors fall in to one of three categories.

Acceptable (if in the value range) - these colors received an almost unanimous vote of approval from a group of 10 architectural committee members, who are also homeowners. In most most circumstances, these would be approved.

Marginally acceptable colors - these colors received an approval from a majority of Committee members, but had reservations by others. These colors

would be evaluated carefully as they may have a tendency to look different at the light or dark end of the spectrum.

Disapproved - these colors were rejected by a majority of the Committee members. (not sure why we would publish these to the community).

Note each range of colors is subject to the limitation of value - that is the lightness or darkness of the color. It is rated by light reflectivity and is called out on the back of the color chart with a LRV number. The acceptable range of a color LRV is 15% to 50%.