

**SPHOA Rule 001. Board Approved Colors for Painting External Walls, Doors, Gates and Trim.
Revised Reference CCR's – Article 4.1 (Revised November 17, 2020)**

There are board-approved colors for painting all the townhouses and clubhouse located in SpringPointe and only these colors may be used when painting external walls, pedestrian doors, gates or the trim of these houses. Trim is defined as those raised areas around garage door openings, entrance doors, parapets and windows. Pedestrian doors are defined as doors into the home, security doors, and screen doors. Parapet means the wall above the flat rooftop, which is generally topped by two raised adjacent bands, one narrow and one wide. Brick property line walls and scuppers are not to be painted. Gutters and downspouts should be the color of the body of the home. The body of the home must be painted with either a flat or satin sheen and the garage doors in a satin sheen.

Common townhouse walls are defined as walls that are shared by adjacent property owners. Color selection, painting and surface maintenance of common walls are the responsibility of the owner of the common wall which faces into the Owner's lot. (5.5.1.4 – CCRs for SpringPointe.)

The owner shall use the following approved paint colors as long as the color match from a store's computer scan is the same color as SpringPointe paint samples. Owners may get the approved color samples by contacting the chair of the SpringPointe HOA Architectural Committee.

Wall and Garage Door Paint Color Options:

Garage Door Paint Color: Overhead garage doors shall be painted the same color as the external wall color.

Wall Color Paint Colors:

Mineral Dust
Bar Harbor Beige
Frosted Toffee
Mountain Trail
Taupe

Trim, Pedestrian Door and Gate Paint Color Options:

Trim around garage door openings and windows may be painted one color from Trim, Pedestrian Door and Gate Paint List. The two raised bands at the top of the parapet walls may stay the body color or be painted either one color or two colors as long as the two colors are from the same trim set. Pedestrian doors (excluding overhead garage doors) may be painted to match the external walls or the same color as the trim(s). Screen doors, metal gates and metal fences may be painted black, the external wall color or the same color as one of the trim(s) already used on the house.

The townhouse owner shall choose one trim set from below and up to 2 colors from that set for trim, gates and pedestrian doors.

Trim Set 1

Mineral Dust
Pebblestone
Sweet Bark

Trim Set 2

Mother Earth
Desert Rouge
Earthen Red

Trim Set 3

Mountain Trail
Taupe
Frosted Toffee

Trim Set 4

Garden Path
Nob Hill Sage
Sioux Falls