

THE ORCHARDS ARCHITECTURAL CONTROL COMMITTEE	ACC GUIDELINE 1.0
SUBJECT: PAINTING	EFFECTIVE DATE: FINAL DRAFT
REFERENCES: Master Declaration of Covenants, Conditions and Restrictions (King County Records 950630-2117)	

1. **General.** This document establishes guidelines, criteria, and procedures for the Architectural Control Committee (ACC) regarding painting or staining in The Orchards, Divisions I and II.
2. **Scope.** All exterior painting or staining requires ACC review in accordance with the Master Declaration of Covenants, Conditions, and Restrictions (CC&R's).
 - 2.1.1. All exterior colors must be approved, including exterior siding, trim, fences, doors, railing, decks, eaves, gutters, and the exterior finish of garages and other accessory buildings. (ref. CC&R's Section 7.17)
3. **Submittals.** A complete submittal is required for review. Submittals must include: Name, Address, Phone number, and "Color Chips" for each paint color. Submit information to The Orchards Board of Directors c/o Bell-Anderson, P.O. Box 5640, Kent, WA 98064-5640.
 - 3.1. The Board of Directors will forward paint submittals to the ACC for review and disposition. The ACC will review submittals as they are received and will provide written approval/disapproval within thirty (30) days after Property Manager receipt.
 - 3.2. If concerns are raised by the ACC for aesthetics or other factors, a 1 square foot paint swatch may be requested for additional ACC review.
4. **Existing Colors.** It is generally acceptable to re-finish a home with a paint scheme identical to its existing paint scheme, or to a paint scheme identical to any other home in The Orchards Divisions I and II. A submittal is still required.
5. **New Colors.** ACC reviews paint colors to ensure its suitability for housing, complementary to adjacent sites, and aesthetics.
6. **Finish.** No flat exterior paint is allowed. The following is recommended: a.) exterior lap siding should be of satin finish, b.) trim should be semi-gloss.
7. **Adjacent Structures.** Complementary colors are encouraged between adjacent structures. Submittals are reviewed to confirm the proposed scheme is complementary to, but not identical to homes directly adjacent to and 3 houses directly across the street from the home.
8. **Noncompliance.** Noncompliance with this Guideline shall be dealt with in accordance with the CC&R's.