

EXTERIOR PAINT GUIDELINES & REQUIREMENTS

BROADMOOR PARK: ORANGE PARK COMMUNITY ASSOCIATION

The new color palette provides 24 color schemes consistent with the rural environment and current color trends. Exterior home colors must be chosen from one of the 24 schemes on the new color palette. Three house color choices (stucco, siding, and trim) are included in each scheme to provide interest and richness and to complement the architectural features of the four home models and the three variations of each in our community. An additional accent color for front doors is also included in each color scheme. Garage doors may be painted either the color of the siding or the trim. **Homeowners are encouraged to consider the compatibility of their color choices with the existing color schemes on their streets to ensure variety and interest.**

The schemes are arranged as follows:

Stucco	Color # 1	Front Door Only	Color # 4 (optional)
Siding	Color # 2	Garage Doors	Color # 2 (siding) or Color # 3 (trim)
Trim Color	Color # 3		

Colors will appear darker in the small samples on the color board and in the color book than they will appear on an actual home. Colors also may vary slightly. For those reasons, Dunn-Edwards recommends painting a small section of your stucco, siding, and trim to make sure that you have the color intensity and hue that you want.

1. All exterior painting **must be approved** by the Architectural Committee.
2. Adjoining homes must be painted with the same color scheme and painted at the same time (within a month of each other). **Both homeowners must agree on the colors, and both need to sign the same request form**—homeowner 1 and homeowner 2.
3. Homes must be painted in a **flat (non-glossy) finish** with the exception of the front door or gate.
4. If you prefer to use colors from other paint companies, you **must match the approved color schemes**.
5. The **new mailbox guidelines** allow for mailboxes to be compatible with the color scheme of the adjoining homes. Mailboxes should be painted to match either the siding or the stucco color, but **not the trim or accent color**.
6. **Front doors and gates** may be painted the color of the stucco, siding, or trim and may have a glossy finish. **Front doors** also may be painted the accent color designated in the color scheme or may be stained an earth tone. (See the "Window and Door Guidelines and Requirements" for more information.)
7. **Garage doors (1) must match either the siding or the trim color and (2) must match the adjoining house.** (See "Garage Door Replacement Guidelines and Requirements" for more information.)
8. If homeowners prefer not to paint garage doors, they are advised to select **a color scheme that matches or is a close match to the available garage doors**, keeping in mind that even white or other neutral colors have undertones that often don't blend with certain color schemes.
9. **Front fences must match the stucco, siding, or trim. Back wood fences or stucco fences visible from common areas are to be painted with Dunn-Edwards SP 177 Hickory.**

Homeowners can request a list of the color schemes from Cardinal. To assist homeowners in viewing the color palette and making selections, Dunn-Edwards has mounted the color schemes on **Color Boards** to make comparing and selecting colors convenient for homeowners. Color Boards will be available at two Dunn-Edwards stores: 3015 Bristol, Costa Mesa (714-432-8745) and 1301 S. State College Boulevard, Anaheim (714-774-6339). Besides the color boards, the color schemes will be displayed in **Color Books**. Both Cardinal and the Chair of the Architectural Committee will have a copy of the book to assist homeowners in their color selections. Homeowners can request a list of the color schemes from Cardinal. Dunn-Edwards provides a discount to Broadmoor homeowners. To receive the discount, use the Broadmoor Park Homes account number: **211711-000**. AAA membership may also be used for discounts.

EXTERIOR PAINT REQUEST FORM

BROADMOOR PARK: ORANGE PARK COMMUNITY ASSOCIATION

Name _____

Street _____ Home Plan: 1 2 3 4

Phone _____ Date _____

GENERAL DIRECTIONS AND INFORMATION:

- Read the guidelines on the reverse side to make sure your request is consistent with current regulations and follows the process indicated. **Please indicate that you have seen and read the guidelines on the reverse side by signing your name here** _____
- Use a separate form for each request and each owner if both are making a request. Submit this completed form and all the required material or information to Cardinal Property Management, 1290 N. Hancock, # 103, Anaheim, CA 92807. Phone: 714-779-1300 Fax: 714-779-3400 E-mail: contactus@cardinal-online.com
- Allow 30 days for your request to be reviewed by the Architectural Committee. Note that the submission date is considered the date that the completed form and all the required information and material are received by Cardinal Property Management. Homeowners will receive a letter from Cardinal verifying that their plans have been received and forwarded to the Committee. **No work is to be done prior to approval.** Work done prior to approval is subject to a fine.
- The Architectural Committee meets the third Thursday of the month. In order to have your request reviewed by the Architectural Committee that month, Cardinal must receive your request by the second Thursday.

PLEASE PROVIDE THE FOLLOWING INFORMATION:

Attach Color Chips (Available from the paint supplier):

Scheme No.: _____ **Siding:** (No. & Color) _____

Stucco: (No. & Color) _____ **Trim:** (No. & Color) _____

Gate: (No. & Color) _____ **Front Door:** (No. & Color) _____

Mailbox: Siding Color Stucco Color **Garage Door:** Siding Color Trim Color

Contractor: _____ **Paint Brand:** _____

Signature _____ **Date** _____ **Signature** _____ **Date** _____
Requesting Homeowner Adjoining Homeowner

(FOR ARCHITECTURAL COMMITTEE USE ONLY)

Approved Not Approved Conditional Approval Insufficient Information Prior Work

Comments _____

Committee Signature _____ Date _____

Broadmoor Park

Scheme 1

1. SP 2850 Ganado-Stucco
2. SP 40 Ash Grey-Siding & Garage Door (Option 1)
3. SP 2210 Caven-Trim & Garage Door (Option 2)
4. DE 3069 Ruby Breeze-Front Door Accent

Scheme 2

1. SP 70 Pearl White-Stucco
2. SP 70 Pearl White-Siding & Garage Door
3. SP 2180 Sycamore Stand-Trim
4. SP 2170 Marsh Maverick-Front Door Accent

Scheme 3

1. SP 175 Barley-Stucco
2. SP 3 Cliff Brown-Siding & Garage Door (Option 1)
3. SP 2490 Canyonland-Trim & Garage Door (Option 2)
4. SP 2610 Saguaro-Front Door Accent

Scheme 4

1. SP 2560 Cochise-Stucco
2. DE 3183 Jamaican Earth-Siding & Garage Door (Option 1)
3. SP 2550 High Noon-Trim & Garage Door (Option 2)
4. SP 2170 Marsh Maverick-Front Door Accent

Scheme 5

1. SP 17 Cameo-Stucco
2. SP 17 Cameo-Siding & Garage Door (Option 1)
3. SP 836 Swiss Coffee-Trim & Garage Door (Option 2)
4. SP 2800 Chaparral-Front Door Accent

Scheme 6

1. DE 3185 Inside Passage-Stucco
2. DE 3184 Fool's Fossil-Siding & Garage Door (Option 1)
3. SP 70 Pearl White-Trim & Garage Door (Option 2)
4. SP 2010 Legend Green-Front Door Accent

Scheme 7

1. SP 2750 Phoenix Villa-Stucco
2. SP 51 Birchwood-Siding & Garage Door (Option 1)
3. SP 836 Swiss Coffee-Trim & Garage Door (Option 2)
4. SP 70 Norfolk Brown-Front Door Accent

Scheme 8

1. DE 3185 Inside Passage-Stucco
2. SP 2680 Apache Tan-Siding & Garage Door (Option 1)
3. SP 68 Stonish Beige-Trim & Garage Door (Option 2)
4. SP 74 Cocoa-Front Door Accent

Back fences that are visible from common areas should be painted Dunn-Edwards SP 177 Hickory (See Fence and Wall Guidelines & Exterior Paint Guidelines)

Scheme 9

1. SP 51 Birchwood-Stucco
2. SP 134 Bison Beige-Siding & Garage Door (Option 1)
3. DE 3176 Lily Pod-Trim & Garage Door (Option 2)
4. SP 514 Bone China-Front Door Accent

Scheme 10

1. SP 427 Bone White-Stucco
2. SP 511 Oyster-Siding & Garage Door (Option 1)
3. SP 836 Swiss Coffee-Trim & Garage Door (Option 2)
4. SP 147 Truffle-Front Door Accent

Scheme 11

1. SP 128 Drifting-Stucco
2. SP 128 Drifting-Siding & Garage Door (Option 1)
3. SP 836 Swiss Coffee-Trim & Garage Door (Option 2)
4. SP 2870 Granite-Front Door Accent

Scheme 12

1. SP 2190 Stampede-Stucco
2. SP 19 Heather-Siding & Garage Door (Option 1)
3. SP 251 Mud Pie-Trim & Garage Door (Option 2)
4. DE 3171 Shopping Spree-Front Door Accent

Scheme 13

1. DE 3191 Rare Sun-Stucco
2. SP 2900 Yuma Wrangler-Siding & Garage Door (Option 1)
3. SP 2460 Mesquite Toe-Trim & Garage Door (Option 2)
4. SP 68 Stonish Beige-Front Door Accent

Scheme 14

1. SP 511 Oyster-Stucco
2. DE 3198 Spearhead-Siding & Garage Door (Option 1)
3. SP 2900 Yuma Wrangler-Trim & Garage Door (Option 2)
4. SP 514 Bone China-Front Door Accent

Scheme 15

1. SP 2490 Canyonland-Stucco
2. SP 2490 Canyonland-Siding & Garage Door (Option 1)
3. SP 3 Cliff Brown-Trim & Garage Door (Option 2)
4. SP 79 Norfolk Brown-Front Door Accent

Scheme 16

1. SP 112 Bone-Stucco
2. SP 513 Sahara-Siding & Garage Door (Option 1)
3. DE 3030 Endurance-Trim & Garage Door (Option 2)
4. DE 3125 Blueleafed Sage-Front Door Accent

Scheme 17

1. SP 40 Ash Grey-Stucco
2. SP 2210 Cavern-Siding & Garage Door (Option 1)
3. SP 836 Swiss Coffee-Trim & Garage Door (Option 2)
4. SP 2870 Granite-Front Door Accent

Scheme 18

1. SP 2750 Phoenix Villa-Stucco
2. SP 427 Bone White-Siding & Garage Door (Option 1)
3. DE 3011 Solar's Edge-Trim & Garage Door (Option 2)
4. SP 270 Taliesin Blue-Front Door Accent

Scheme 19

1. SP 2800 Chaparral-Stucco
2. SP 2800 Chaparral-Siding & Garage Door (Option 1)
3. SP 2830 Coyote Paw-Trim & Garage Door (Option 2)
4. DE 3193 Slopes-Front Door Accent

Scheme 20

1. SP 427 Bone White-Stucco
2. SP 68 Stonish Beige-Siding & Garage Door (Option 1)
3. DE 3198 Spearhead-Trim & Garage Door (Option 2)
4. DE 3069 Ruby Breeze-Front Door Accent

Scheme 21

1. SP 2110 Side Iron-Stucco & Garage Door (Option 1)
2. DE 3002 Smoky Way-Trim & Garage Door (Option 2)
3. DE 3111 Ancient Sea-Front Door Accent

Scheme 22

1. SP 17 Cameo-Stucco & Garage Door (Option 1)
2. SP 63 Travertine-Trim & Garage Door (Option 2)
3. SP 2610 Saguaro-Front Door Accent

Scheme 23

1. SP 2240 Riverbed-Stucco
2. DE 3178 Desert Hue-Siding & Garage Door (Option 1)
3. SP 145 Boxwood-Trim & Garage Door (Option 2)
4. DE 3180 Wild Dunes-Front Door Accent

Scheme 24

1. SP 2260 Rincon Cove-Stucco & Garage Door (Option 1)
2. DE 3039 Fievel-Trim & Garage Door (Option 2)
3. SP 113 Cottage White-Front Door Accent