

Conquistador COLORBOOK



REVISED 9/16/2025

This Colorbook contains:

- 1. Conquistador Homeowners' Association approved colors and materials for homes and for condos**
- 2. Architectural Review Guidelines which outline the Architectural Review process**
- 3. Architectural Review Application**

The colors and materials in this book suggest accepted ideals, however, a request to use a different hue or material can be submitted in an Architectural Review application. When submitting a request to use alternate colors and/or materials, provide samples with your Architectural Review application.

Before submitting an Architectural Review application, please review the Architectural Review Guidelines to determine what other supplementary documents need to be provided with your Architectural Review application, i.e. vendor W-9, certificates of insurance, proposal, etc.

The Architectural Review Guidelines, CHA Colorbook, and the Architectural Review application can also be found on the website at www.conquistadorliving.com.

Please submit Architectural Review applications with all the needed supplementary documents to the office when completed.

Any questions regarding Architectural Review applications or whether an Architectural Review application is required should be directed to the manager at manager@conquistadorliving.com.

Thank you-

Conquistador

Homeowners' Association, Inc.
1800 SE St. Lucie Blvd. • Stuart, FL 34996

Architectural Review Guidelines

**THIS DOCUMENT ONLY APPLIES TO THE
ARCHITECTURAL REVIEW PROCESS**

NOTE: If you need an application for the approval of a design change or improvement, please contact the Conquistador Homeowners' Association, Inc. to obtain an application form. The application form can also be downloaded by logging in to the residents' section of the Conquistador website at <https://www.conquistadorliving.com/>

CHA BOD Approved – November 21, 2023

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1. Introduction

1.1 Overview - In a planned community, the question often arises as how to maintain harmonious, quality architectural continuity within the community. The following guidelines are designed to provide common ground between private interests and the broader interest of the Conquistador community.

The fact that each homeowner is required to adhere to these guidelines should assure all Conquistador homeowners that the standards of design and quality will continue to be maintained, enhancing the community's overall environment, and protecting property values.

The rules, responsibilities, and procedures outlined in these guidelines have been established by the Architectural Review Committee and approved by the Conquistador Homeowners' Association (CHA) Board of Directors of the Conquistador Homeowners' Association, Inc. in compliance with the Covenants and Restrictions of Conquistador.

The intent of these guidelines is to:

- Ensure quiet enjoyment for all Conquistador residents.
- Minimize architectural design issues within Conquistador.
- Provide for the architectural integrity of Conquistador.
- Protect and enhance property values within Conquistador.

2. Architectural Review Committee

2.1 Overview - The Architectural Review Committee (ARC) consists of six or more members charged with conducting the reviewing of all applications for architectural review submitted by Conquistador Homeowners. The ARC is required to respond to the applicant in a prompt manner and provide its recommendation to the CHA Board of Directors. The CHA Board of Directors has thirty (30) days after receiving the ARC recommendation to approve or deny the applicants' request as per the Conquistador Declaration of Covenants and Restrictions, Article VIII. Note: In the event that the CHA Board of Directors fails to approve or not approve the application within 30 days after the application has been submitted to the CHA Board of Directors approval shall not be required and the application will be approved.

The ARC may from time to time publish and submit to the CHA Board of Directors for approval of architectural standard bulletins, which shall be fair, reasonable, and uniformly applied. The ARC shall be responsive to technological advances or general changes in architectural designs and materials and related conditions in future years and use its best efforts to balance the equities between matters of taste and design and the use of private property. Such bulletins shall supplement the covenants and are incorporated herein by reference.

The ARC members serve at the pleasure of the CHA Board of Directors and may be removed at any time.

3. The Architectural Review Process

Submit Application - The homeowner submits to the ARC, in care of the property management office, an application for Architectural Review along with:

- 1) a detailed proposal/scope of work,
- 2) a current Certificate of Insurance (COI) naming Conquistador Homeowners' Association, Inc. and Conquistador Condominium Associations I-XII as additionally insured; In addition, it is recommended that the certificate of insurance names the home or unit owner as additionally insured; COI must include proof of general liability and workers' compensation insurances. If the contractor is exempt from workers' compensation, the contractor must submit an exemption certificate.
- 3) **For condos only:** Written permission from your condo Board of Directors. The covenants and restrictions of the condos require prior written approval by their Board of Directors for any interior (refer to your red book under Common Elements) or exterior improvements. When submitting your Application for Architectural Review, please include your written approval from your Board of Directors if applicable.

3.1 Within ten (10) working days, the homeowner will receive written notice that the ARC has received his/her application. If the homeowner has not received written notification from the ARC at the end of ten (10) days, he/she should call the ARC to confirm receipt of the application.

NOTE: Complete applications will be considered on individual merit, using these documented standards as a basis for decision-making. Out of courtesy we request you inform your neighbors of your proposed improvement(s) and obtain their signature on the application form. Their signature does not give their consent; it just lets the ARC and the management know that your neighbors understand your intent.

3.2 Preliminary Review - The application, noted with the date of receipt by the property management office, is turned over to the ARC, if all the information necessary for review is received. The ARC will then make a precursory review of the application and request any additional information from the owner if needed. The ARC may still require additional information from the applicant, and the ARC review process will begin when the application is complete and appropriate for submission.

3.3 Application Review - The ARC will review the application within 30 calendar days upon receiving the **completed** application.

NOTE: No work should begin on the applicant's project until written approval is received from the CHA Board of Directors.

3.4 ARC Recommendation - The ARC's recommendation will be noted on the application and the recommendation will be communicated to the CHA Board of Directors.

3.5 CHA Board of Directors Decision – The CHA Board of Directors, the final deciding body will review the application and recommendation of the ARC and render one of the decisions listed below. (Note: In the event that the CHA Board of Directors fails to approve or disapprove the application within 30 days after the application has been submitted to the CHA Board of Directors, approval shall not be required and the application will be approved.)

APPROVED: The application is approved as submitted.

APPROVED WITH CONDITIONS: The overall proposal is accepted, but with certain specified changes, limitations or requirements that must be followed.

NOT APPROVED: The application is denied. The owner can appeal to the CHA Board of Directors within 15 business days of their decision. (See the Appeal Process section for details.)

ADDITIONAL INFORMATION REQUIRED: The CHA Board of Directors has determined that additional information is needed. In this case, the entire process begins again once the property management office receives the requested information. The owner should follow the same submission procedure as before. The ARC will act swiftly on all re-submissions.

The applicant will be notified of the CHA Board of Directors' decision in writing within 5 business days.

3.6 Project Review - The ARC reserves the right to visit your project and inspect your improvement(s). This will be done to ensure that the application details were followed and to learn anything that may help other residents to more easily complete similar projects.

Once work has begun on an approved application, it must be completed within 90 days. Applications are valid for one (1) year from the date of approval.

4. The Appeal Process

4.0 Overview – If the application is not approved or is approved with conditions that the applicant feels are detrimental to the project, the applicant may appeal the CHA Board of Directors' decision.

4.1 Appeals Board - The Appeals Board will include all CHA Board Members who do not sit on the ARC. Members of the ARC who are Board Members shall be deemed to have recused themselves under these procedures.

4.2 Appeal Content Requirement - The appeal must be in writing and must identify and discuss which of the decisions of the CHA Board of Directors or conditions of approval are being appealed and must contain additional specific information in support of a reversal, including the identification of any provision of the CHA or Architectural rules which the appellant believes has been violated.

4.3 Timing - Appellant has 30 days from the date of the notice of the CHA Board of Directors' decision to file a written request with the CHA Board of Directors for an appeal. Failure to do so will result in the exhaustion of all rights of appeal.

4.4 Review - The Appeals Board may review all findings of fact, staff reports, minutes of ARC meetings, minutes of CHA Board of Directors meetings, and materials submitted by any party regarding the application. The Appeals Board, at its discretion, can seek further information through formal or informal discussions with the ARC, CHA Board of Directors, its advisors, the applicant, or any other party.
The Appeals Board may consider any aspect of Appellant's project, not just issues raised in the appeal. In rendering its decision, the Appeals Board normally will do one of the following:

UPHOLD THE ORIGINAL DECISION: Uphold the original decision of the ARC Board of Directors or require enforcement of the conditions of approval.

OVERTURN THE DECISION: Overturn the decision of the CHA Board of Directors and impose different conditions of approval.

RETURN THE PROJECT: Return the project to the ARC and CHA Board of Directors for further consideration.

CATEGORICALLY DENY THE PROJECT: Categorically deny the project as unacceptable in its present form.

4.5 Hearing(s) - At the ARC Board of Directors' discretion, the Appellant or his/her representative may make a presentation of the Appellant's position, such presentation not to exceed 15 minutes.

4.6 Written Decision - The Appeals Board's decision shall be in writing and will be rendered within 30 days of the date of the meeting of the CHA Board of Directors at which appeal is received or the Appellant's presentation under Section 4.5 above.

5. Permitting

5.1 Overview - As it relates to unit/home construction projects the Conquistador community falls under the jurisdiction of the Martin County Building Department. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

As a general guide, please use the quick reference below. However, when determining whether a building permit is required, refer to Section 105 of the Florida Building Code (FBC) or consult directly with the Martin County Building Department at (772) 288-5916. Additional information can also be found on-line at <https://www.martin.fl.us/building>

Projects that DO require a permit:

Typical projects include, (but are not limited to):

- Additions / Alterations
- Ceiling fans / Lights (new circuit)
- Change of Use or Occupancy to a Building or Specific Tenant Space
- Decks
- Electrical panels, Circuits
- Fences and Pool Barriers
- Fireplace and Fireplace Inserts
- Garage and carport conversions
- Gas lines
- Heating and cooling systems

- Kitchen and bathroom remodels
- Outdoor kitchens
- New homes and buildings
- Patios and/or Patio covers and Roofs
- Photovoltaic (solar) systems
- Racking
- Reroofing
- Retaining and seawalls
- Room additions
- Screen rooms and enclosures
- Sheds
- Shower or tub enclosure replacements
- Sliding/Stucco
- Signs
- Skylights
- Solar for swimming pools and water heaters
- Swimming pools and spas
- Tenant improvements
- Termite / Dry rot repairs
- Water heaters (installation and replacement)
- Water service
- Whole house fans
- Window replacements

Projects that **DO NOT** require a permit:

Typical projects include, (but are not limited to):

Gas:

- Portable heating appliance.
- Replacement of any minor part that does not alter equipment or make such equipment unsafe.

Mechanical:

- Portable heating appliance.
- Portable ventilation equipment.
- Portable cooling unit.
- Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
- Replacement of any part that does not alter its approval or make it unsafe.
- Portable evaporative cooler.
- Self-contained refrigeration system containing 10 pounds (5 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.
- The installation, replacement, removal, or metering of any load management control device.

Plumbing:

- The stopping of leaks in drains, water, soil, waste, or vent pipe, provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
- The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.

Emergency repairs:

- Where equipment replacements and repairs must be performed in an emergency, the permit application shall be submitted within the next working business day to the building official.

Minor repairs:

- Ordinary minor repairs may be made with the approval of the building official without a permit, provided the repairs do not include: the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring systems or mechanical equipment or other work affecting public health or general safety, and such repairs shall not violate any of the provisions of the technical codes.

General:

- Painting, papering, flooring, and similar finish work.
- Cabinetry
- Repair of toilets, sinks and faucets
- Appliance replacement (plug in)
- Home playgrounds

Who Can Apply for a Permit:

The Building Department may only issue permits to Contractors and

qualifying Owner/Builders pursuant to Florida Statute. An Owner/Builder must qualify in order to be eligible to receive a building permit in lieu of a Licensed Contractor.

Permits Requiring Plan Review:

For permits requiring plan review, the building department will begin your permit process, review your application, and route your package to plan review. Once the plans are approved for permit by all applicable departments, the building department will issue the permit and commence the field inspection process.

CONQUISTADOR HOA (CHA)

ARCHITECTURAL REVIEW APPLICATION

For Conquistador Homeowners' Association and Condominium Associations I-XII

1. General Information

Homeowner / Applicant Name: _____

Property Address (Address, Lot, Unit #): _____

Phone: _____ Email: _____

Is this a resubmittal? Yes No

Is this an emergency requiring expedited handling? Yes No

Project Type (check one):

Addition to Property
 Repaint Same Color

Replacement
 Other _____

2. Project Scope & Description

Approval is requested for the following modification(s) / alteration(s) / replacement(s). The applicant shall obtain the necessary building permits from the Martin County Building Department before the commencement of any permittable work. Items requiring building permits can be found at:

<https://www.martin.fl.us/martin-county-services/do-i-need-permit>

Please check all that apply:

<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Color	<input type="checkbox"/> Decorative Shutters
<input type="checkbox"/> Driveway	<input type="checkbox"/> Exterior Door	<input type="checkbox"/> Fences
<input type="checkbox"/> Garage Door	<input type="checkbox"/> Garage Screen Door	<input type="checkbox"/> Generator
<input type="checkbox"/> Hurricane Shutters	<input type="checkbox"/> Lamp Post/Fixture	<input type="checkbox"/> Mailbox/Mailbox Post
<input type="checkbox"/> Paint	<input type="checkbox"/> Patio/Deck	<input type="checkbox"/> Pool/Spa Equipment
<input type="checkbox"/> Propane Tank	<input type="checkbox"/> Roof	<input type="checkbox"/> Screen Room/Enclosure
<input type="checkbox"/> Siding/Stucco	<input type="checkbox"/> Solar	<input type="checkbox"/> Walkway
<input type="checkbox"/> Water Features/Fountain	<input type="checkbox"/> Window Replacement	<input type="checkbox"/> Other _____

Air Conditioner (condo only) *

*Architectural Control Board approval not required for condo AC replacement; however, proposal, condo Board approval, and vendor insurance documentation must be submitted along with ARC application before work can commence.

Additional Notes: _____

Paint Specifications (if applicable):

***The CHA Colorbook which includes approved Sherwin Williams colors and CHA approved color palettes is available on the website and in the Clubhouse.**

House Color & Code / Manufacturer: _____

Trim Color & Code / Manufacturer: _____

Garage Door Color & Code / Manufacturer: _____

Front Door Color & Code / Manufacturer: _____

Other / Manufacturer: _____

Attach: Proposal (Required) & Project Drawings (If applicable)

3. Insurance & Contractor/Sub-Contractor Requirements (Attach with Application)

***Sub-contractors of contractors are required to provide the same insurance documentation as contractors. It is the responsibility of the applicant to inform their contractor of this requirement.**

- Current Liability Insurance Certificate (**Must name Conquistador HOA and applicable Condo Association as additionally insured**)
- Current Workman's Compensation Certificate or Exemption Certificate
- Contractor's W-9 (condo projects only)

5. Timeline of Project

Anticipated Start Date: _____

Anticipated Completion Date: _____

6. Conditions of Approval

By signing this Application, the applicant acknowledges that approval by the Architectural Control Board is subject to the following:

1. The applicant agrees that no work shall commence prior to receiving written approval by the Architectural Control Board.
2. The applicant shall comply with all provisions of the Conquistador Homeowners' Association and Condominiums I-XII Associations governing documents including but not limited to the Architectural Review Guidelines, Declarations of Covenants and Restrictions, and Rules & Regulations.
3. The activities associated with this application shall not infringe on the property rights of others and shall take place **Monday - Friday 8 AM - 5 PM and Saturday 9AM - 3PM**.
4. Access to the area(s) of construction shall be allowed through the applicants' property. If access to a neighboring property is required, the applicant shall receive written permission from neighboring property owner. The applicant shall be responsible for any damage caused during the project to neighboring properties or common areas.
5. The applicant agrees not to deviate from the intent or substance of the approved Application. Should a deviation occur, the applicant agrees to rectify, at their expense, the deviation upon notification from the Architectural Control Board.
6. Remodeling debris, including, but not limited to cabinets, doors, rugs, appliances, or other large

materials, must be disposed of privately by the owner at his/her expense through a private refuse company or by the contractor performing the work. If a dumpster is required for your project to dispose of debris, it is requested that the dumpster be onsite for no more than 15 days, unless written permission is granted by CHA management.

7. Signatures

Homeowner / Applicant Signature: _____ Date: _____

Condo Board Representative Signature: _____ Date: _____
(Required for condo applications)

For HOA Use Only

Date Received by ARC: _____

ARC Recommendation: Recommended

Recommended w/ Conditions

Not Recommended

ARC Reviewer Signature/Date: _____

Date Received by ACB: _____

ACB Decision: Approved

Approved w/ Conditions

Disapproved

ACB Reviewer Signature/Date: _____

HOUSE/TRIM COLORS

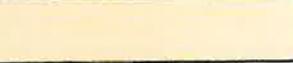
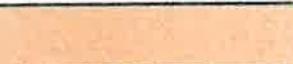
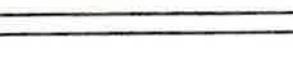
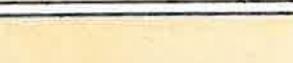
NOTES: WHITE IS CONSIDERED APPROPRIATE FOR BOTH HOUSE AND/OR TRIM. GARAGE DOOR MUST MATCH TRIM WHICH INCLUDES ROOF COLOR. NO MULTI COLOR GARAGE DOORS, SOLID COLORS ONLY.

COLOR TYPE	MANUFACTURER	NUMBER	NAME	COLOR
HOUSE	SHERWIN-WILLIAMS	SW 6511	SNOWDROP	
HOUSE & TRIM	SHERWIN-WILLIAMS	SW7004	SNOWBOUND	
TRIM	SHERWIN-WILLIAMS	SW 6518	SKI SLOPE	
HOUSE	SHERWIN-WILLIAMS	SW 6519	HINTING BLUE	
HOUSE	SHERWIN-WILLIAMS	SW 6520	HONEST BLUE	
HOUSE	SHERWIN-WILLIAMS	SW 6756	CRYSTAL CLEAR	
HOUSE	SHERWIN-WILLIAMS	SW 6483	BUOYANT BLUE	
HOUSE	SHERWIN-WILLIAMS	SW 6630	POSY	
HOUSE	SHERWIN-WILLIAMS	SW 6631	NAÏVE PEACH	
TRIM	SHERWIN-WILLIAMS	SW 6637	ORGANZA	
HOUSE	SHERWIN-WILLIAMS	SW 6638	FLATTERING PEACH	
HOUSE	SHERWIN-WILLIAMS	SW6624	PEACH BLOSSOM	
HOUSE	SHERWIN-WILLIAMS	SW 6686	LEMON CHIFFON	
HOUSE	SHERWIN-WILLIAMS	SW 6687	LANTERN LIGHT	

HOUSE/TRIM COLORS

COLOR TYPE	MANUFACTURER	NUMBER	NAME	COLOR
HOUSE	SHERWIN-WILLIAMS	SW 6378	CRISP LINEN	
TRIM	SHERWIN-WILLIAMS	SW 7004	SNOWBOUND	
HOUSE	SHERWIN-WILLIAMS	SW 6735	MINTED	
HOUSE	SHERWIN-WILLIAMS	SW 6742	LIGHTER MINT	
TRIM	SHERWIN-WILLIAMS	SW 6714	CILRINE	
HOUSE	SHERWIN-WILLIAMS	SW 6728	WHITE WILLOW	
HOUSE	SHERWIN-WILLIAMS	SW 7063	NEBULOUS WHITE	
HOUSE	SHERWIN-WILLIAMS	SW 7064	PASSIVE	
HOUSE	SHERWIN-WILLIAMS	SW 7070	SITE WHITE	
HOUSE	SHERWIN-WILLIAMS	SW 6246	NORTHSTAR	
TRIM	SHERWIN-WILLIAMS	SW 6273	NOUVELLE WHITE	
HOUSE	SHERWIN-WILLIAMS	SW 6274	DESTINY	
HOUSE	SHERWIN-WILLIAMS	SW 6275	FASHONABLE GRAY	
HOUSE	SHERWIN-WILLIAMS	SW 6276	MYSTICAL SHADE	
HOUSE & /TRIM	SHERWIN-WILLIAMS	SW 7070	SITE WHITE	
HOUSE	SHERWIN-WILLIAMS	SW6064	RETICENCE	
HOUSE	SHERWIN-WILLIAMS	SW 6098	PACER WHITE	

HOUSE/TRIM COLORS

COLOR TYPE	MANUFACTURER	NUMBER	NAME	COLOR
HOUSE	SHERWIN-WILLIAMS	SW 6099	SAND DOLLAR	
HOUSE	SHERWIN-WILLIAMS	SW 6100	PRACTICAL BEIGE	
TRIM	SHERWIN-WILLIAMS	SW 6063	NICE WHITE	
TRIM	BENJAMIN MOORE		SATIN WHITE	
HOUSE	SHERWIN-WILLIAMS	SW 6064	RETICENCE	
TRIM	SHERWIN-WILLIAMS	SW 6066	SAND TRAP	
TRIM	SHERWIN-WILLIAMS	SW 6067	MOCHA	
TRIM	SHERWIN-WILLIAMS	SW 6068	BREVITY BROWN	
TRIM	SHERWIN-WILLIAMS	SW 6069	FRENCH ROAST	
HOUSE	SHERWIN-WILLIAMS	SW7568	NEUTRAL GROUND	
TRIM	SHERWIN-WILLIAMS	SW7532	URBAN PUTTY	
TRIM & DOOR	SHERWIN-WILLIAMS	SW2077	TUDOR BROWN	
HOUSE	SHERWIN-WILLIAMS	SW6098	PACER WHITE	
HOUSE	BEHR		FROSTED SAGE SATIN	
HOUSE	BENJAMIN MOORE		COLLINGWOOD	
TRIM	BENJAMIN MOORE		SUPER WHITE	

HOUSE/TRIM COLORS

COLOR TYPE	MANUFACTURER	NUMBER	NAME	COLOR
HOUSE	SHERWIN-WILLIAMS	SW7006	EXTRA WHITE	
TRIM	SHERWIN-WILLIAMS	SW7531	CANVAS TAN	
HOUSE	SHERWIN-WILLIAMS	SW7562	ROMAN COLUMN	
TRIM	SHERWIN-WILLIAMS	SW7619	TEAKWOOD	
WINDOW TRIM	SHERWIN-WILLIAMS	NaN	MEDIUM BRONZE	
HOUSE	SHERWIN-WILLIAMS	CUSTOM	CONQUISTADOR CREAM	SEE SPEC SHEET

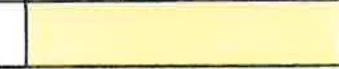
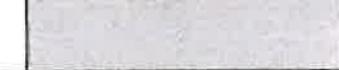
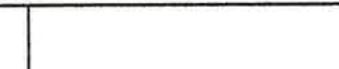
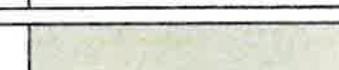
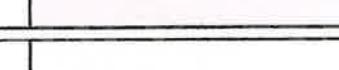
DRIVEWAY COLORS

NOTE: ADDITIONAL DRIVEWAY COLORS HAVE BEEN USED BUT NOT RECORDED. PLEASE CHECK WITH ARC BEFORE PAINTING UNLESS YOU HAVE ALREADY BEEN APPROVED.

DRIVEWAY	SHERWIN-WILLIAMS	HC157	SANDSTONE	
DRIVEWAY	SHERWIN-WILLIAMS	HC149	SIBERIAN HAZE	
DRIVEWAY	SHERWIN-WILLIAMS	SW 7071	GRAY SCREEN	
DRIVEWAY	SHERWIN-WILLIAMS	HC140	GRAY	
DRIVEWAY	BENJAMIN MOORE	2096-50	CAPPUCCINO	

DOOR COLORS

NOTES: DOORS ARE CONSIDERED TO BE TRIM, SEE TRIM COLORS

COLOR TYPE	MANUFACTURER	NUMBER	NAME	COLOR
DOOR	SHERWIN-WILLIAMS	SW6300	BURGUNDY	
DOOR	SHERWIN-WILLIAMS	SW 6594	POINSETTIA	
DOOR	SHERWIN-WILLIAMS	SW 7588	SHOW STOPPER	
DOOR	SHERWIN-WILLIAMS	SW 6686	LEMON CHIFFON	
DOOR	SHERWIN-WILLIAMS	SW 7072	ONLINE	
DOOR	SHERWIN-WILLIAMS	SW 6065	BONA FIDE BEIGE	
TRIM & DOOR	SHERWIN-WILLIAMS	SW2077	TUDOR BROWN	
DOOR	SHERWIN-WILLIAMS	SW6204	SEA SALT	
DOOR	SHERWIN-WILLIAMS	SW 6212	QUIETUDE	
DOOR	SHERWIN WILLIAMS	SW6274	DESTINY GRAY	
DOOR	SHERWIN-WILLIAMS	SW 6721	ENLIGHTENED LIME	
DOOR	SHERWIN-WILLIAMS	SW0040	ROYCROFT ADOBE	
DOOR	SHERWIN-WILLIAMS	SW7614	ST. BARTS	
DOOR	SHERWIN-WILLIAMS	SW 6487	CLOUDBURST	
DOOR	SHERWIN-WILLIAMS	SW0040	BLUEBIRD FEATHER	

Paint Colors to be used for Condominiums

1. All stucco on the entire outside of the building, including front walls and inside courtyard walls, should be painted Roman Column SW7562.
2. All wood siding below the living room and guest room windows on floors 1 & 2 only, will be painted Canvas Tan SW7531 except for window sill & trim (see below).
3. The front door A frames, the front wall partitions and gates, all wood around the inside and outside atrium screens on the front and back of the buildings should also be Canvas Tan SW7531.
4. Medium Bronze will remain on all metal around all windows, sliders and on ALL wood trim around the windows, screens and sliders of each unit. Also on the laundry room window of each building. All corner wood post on floor 2 should be medium bronze. 4 post in front and 4 post in back for a total of 8 post on the floor 2 in medium bronze.
5. The wood corner post of the lanai only on floor 3, should be painted the color of the mansard for that building. That is a total of 8 total corner post. There are 4 in front and 4 in the back of the building. That color is either Mexican Sand SW7519 or Moth wing SW9174. The mansards on Buildings 1,2,4,5,6,7,9,11 & 12 are Mexican Sand SW7519. The mansards on Buildings 3,8 & 10 are Moth wing SW9174, along with the Clubhouse and gatehouse mansards. All the metal trim only, on all mansards should be painted Teakwood SW9619. The window sill & all window trim will be medium bronze if it is wood or metal on the 3rd floor.
6. The color choices for the inside and outside of the Wood Front doors for all buildings, except building 2,3 & 6, are SW0020 Peacock Plume, SW0040 Raycroft Adobe and SW7614 St. Barts. The A frames around the doors, must be Canvas Tan SW7531 on all buildings, including buildings 2,3 & 6.
7. The back atrium doors on Buildings 2, 3 & 6 must be Canvas Tan. The back atrium doors on the other buildings can be either the color chosen for their front door or Canvas Tan. All doors on the sides and the exterior hallway doors of all buildings should only be Canvas Tan.

- 8. The exterior of the atrium ceiling screen wood, should be painted Canvas Tan whenever the interior of that ceiling screen.**
- 9. Satin paint should be used for all colors.**
- 10. If anyone has questions pertaining to the above instructions, please contact a member of the Architectural Review Committee for further explanation.**

Renee Drentkiewicz

Suzie Heimburger

Lynn Trudel

Donna Sikora

Anthony Thomas

Lori Thor



1 Body 2 Body 2 3 Wall 4 Accent 5 Fascia 6 Roof 7 Soffit 8 Window Trim

SW 7562
Roman Column (10)

SW 7531
Canvas Tan

SW 9619
Teak Wood

SW 7519
Mexican Sand

MAN
Medium Bronze

1 2 3

4

5 7

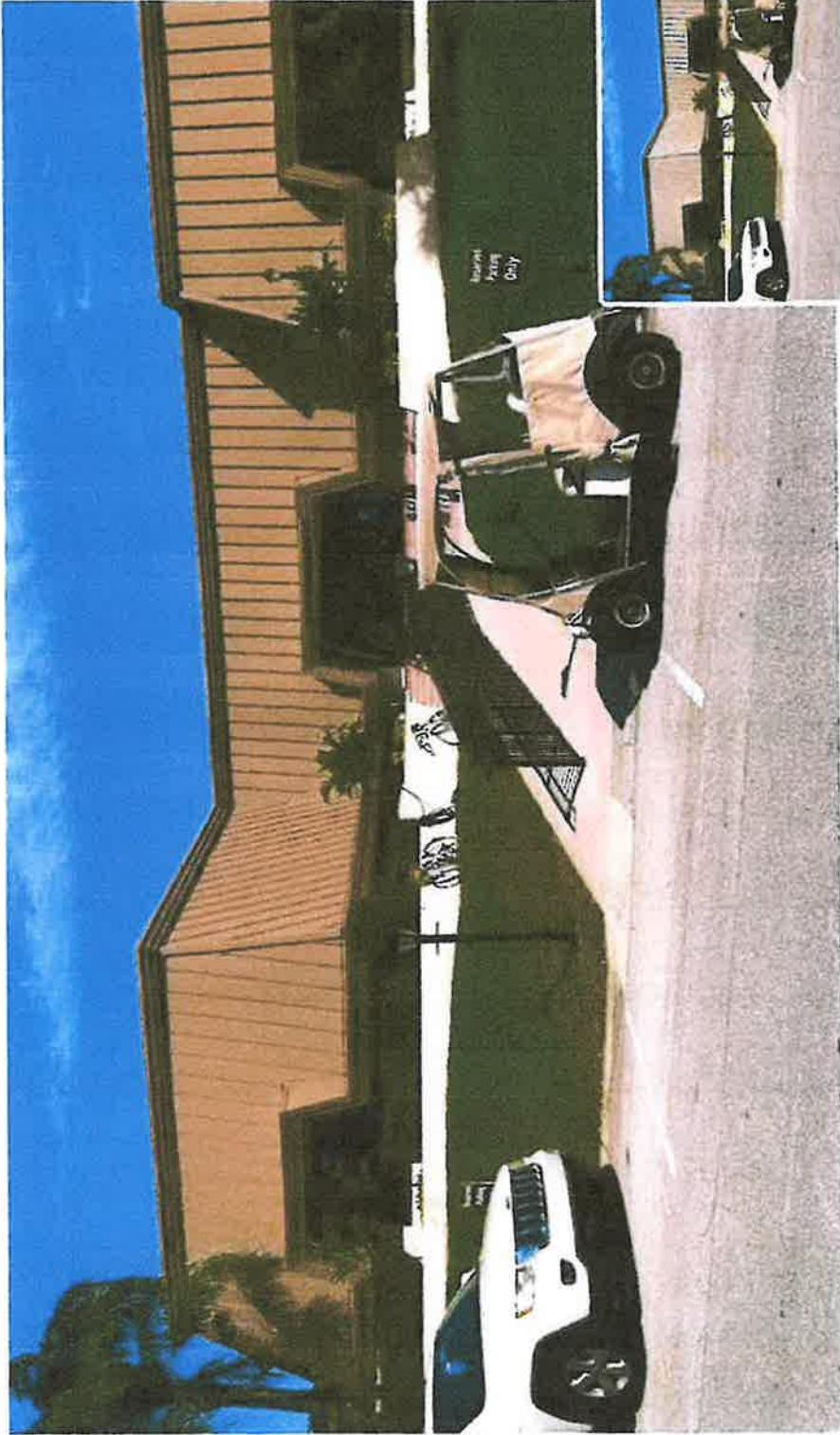
6

8

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① Body ② Wall ③ Roof ④ Soffit

SW 7562
Roman Column (10)
①②



③



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① Siding ② Trim

SW 7562
Roman Column (I0)

① ②

SW 7531
Canvas Tan

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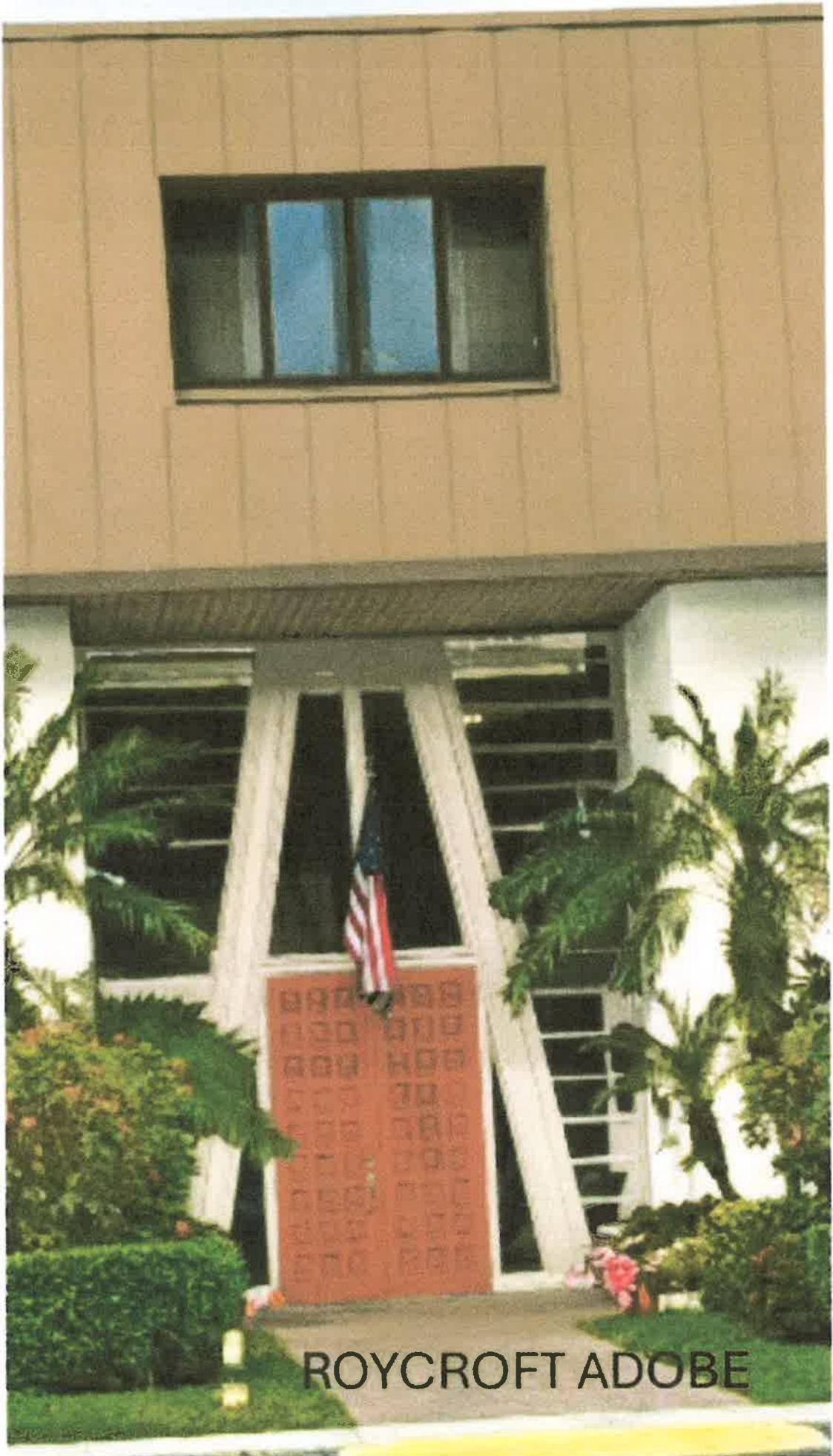
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ST BARTS BLUE



PEACOCK
PLUME



ROYCROFT ADOBE