

Summer Trees Homeowner's Association, Inc.

#SUMMER TREES WEST

48 Cypress Pond Road
Port Orange, Florida 32128

April 16th 2023

To: Summer Trees Homeowners

Subject: Single Family & Connected Building 'Approved' Paint Colors & Implementation Process

Via: Approved by the STW Board of Directors via Meeting Motions as follows,

March 16th 2023, Approved ~ Base House, Trim & Accent Colors

April 13th 2023, Approved ~ Color Modification, Add Two Colors & Remove Two Colors

April 13th 2023, Approved ~ Paint Scheme Implementation Process

Summer Trees West HOA would like thank the Paint Committee for their tireless work on the entire Paint and Implementation process.

Many hours were put in to this endeavor by five dedicated volunteers;

Tracey Waite – Committee Chair

Committee Members – Deb Harris, Arlys Ross, Elayne Dion & Gail Jefferson

Thank you all,

Norman Jefferson

President

Summer Trees West HOA

Norman Jefferson
4/16/23

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**This is a listing of the Approved Paint Colors for Single Family and Connected Buildings
Within Summer Trees West HOA**

**Summer Trees West HOA 'House Colors' only are listed and are Sherwin Williams Paints
from Lowe's**

Lowe's Number & Color Designation

Green's

House #1	6002-4A	Brisk Olive
House #2	6001-3B	Mint Frost

Yellow's

House #1	HGSW6694	Glad Yellow
House #2	3007-5B	Earthen Sienna

Gray

House	PPG1009-4	Gray Stone
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Brown/Red

House	PPG1067-6	Warm Up
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Brown

House #1	3004-9B	Crunch Granola
House #2	PPG1076-7	Ground Coffee

Blue's

House #1	PPG1036-4	After the Storm
House #2	8003-44F	Crisp Collar

Neutral's

House #1	PPG1097-3	Toasted Almond
House #2	PPG1106-1	Maiden Hair

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STW Paint Colors and Implementation

In an effort to maintain the integrity of our community and protect the value of our homes, the following have been presented to the HOA Board and the residents of Summer Trees West regarding the Paint Colors and Implementation.

- All paint colors and the painting guideline procedures will be included in the Welcome Packet when a new resident moves in.
- All Board Members will have a binder with the color pallet along with the implementation process. The color palette binder will be available by contacting any HOA Board member for viewing. It can be checked out and signed for and then returned within 2 days.
- Satin Finish only on the house. Semi-gloss could be used for trim and accent.
- NO STAINS are allowed to be used on any home (connected building or single family home) in STW.
- TRIM and ACCENT colors are interchangeable within your color pallet.
- ACCENT color does not need to be used. You can just paint the house (house color) and TRIM (trim color)
- Color pallets are not interchangeable.
- Garage door and entry doors can be painted any color in your color pallet. This is the owner's choice.
- Please make all outside repairs. They must be completed before painting commences, i.e., replacing rotted wood, rain spouts or gutters, any fencing or AC unit fencing prior to painting. Painting over items that need to be replaced or repaired may require additional repairs and repainting.

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7/28/2018

- We are using Sherwin Williams paint from Lowe's. They are the most reasonably priced. Everybody needs to purchase their paint from Lowe's. Sherwin Williams is available at other places, but by using it from somewhere else, you run the risk of it looking different from your neighbors. Buying the paint from the same location will keep the paint looking consistent.
- If all residents in a connected building paint at the same time, there is a possibility that you could get a reasonable price if you use the same contractor.
- If all residents are not ready to paint at the same time, they will have 12 months to have their home painted to match the rest of the connected building, i.e., if the first resident paints on Jan 1st, the rest of the connected building will need to have their units painted by Dec 31st.
- All forms of painting are accepted.
- Homes need to be repainted every 10-15 years, which will be determined by the Architectural review.
- All residents in connected buildings must sign the Paint Committee form attesting that they are all in agreement with the color chosen. If a contractor is being used to paint the home, you must submit the paperwork to the HOA designee, with their insurance and license information for approval. These forms must be submitted to Architectural review and or the President due to Port Orange regulations and for our records.
- You do not need a permit to paint.
- If home is a rental property, the legal homeowner of the property must agree to the paint color chosen by the other connected owners and sign for approval. If the rental is in a connected home and the homeowner doesn't agree with the color, the other

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owners color choice will stand. And a bill will be sent to the legal homeowner for their portion of the painting.

- In regards to connected homes who do not want to paint. If all owners agree to keep their current color they may, however, it must be the same shade and satin sheen and purchased at the same place to avoid any difference in color. It must be paint not stain. If the connected units collectively decide to change their color, they must pick from the color palate that has been provided by the committee. Paint from Lowe's only.
- In regards to single family homes, if the owner wants to keep their original color it must be the same shade and satin sheen and purchased at the same place as all others homes in the community to avoid any difference in color. It must be paint not stain. If they decide to change the home color, it will need to be picked from the color palate provided by the committee. Paint from Lowe's only.
- If the majority of owners in a connected building want to paint a certain color and they don't have 100% agreement with others in the connected building, the issue will be given to the HOA Board, and they will make the decision.
- Single family homes must pick from the approved color list provided by the committee.
- If the residents of STW agree, we could start a fund (as a community not through the HOA) that would help people that cannot afford to paint or have medical issues, stopping them from painting. The funds could be in the form of monies, gift cards (Lowes), supplies and or volunteering of time.
- If the residents of a connected building decide that they don't want to paint because they just recently painted, they do not have to. However, when their 10–15-year time frame is up, and

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the other connected units have painted with the new color palate, they will need to use the same color as the other units, making the whole building the same color.

Paint Committee

Tracey Waite – Chair

Arllys Ross

Debbie Harris

Elayne Dion

Gail Jefferson

RRS^L
6/8/16