Proposed Exterior Paint Policy - March 14, 2019

Montage Homes were originally painted in one of nine paint schemes prepared by a professional colorist. Several homes were painted custom colors during the development’s construction.

In consultation with Dunn-Edwards and Vista Paint the new paint color schemes provide expanded and updated color options which are designed to retain the character of our community. Six of the original color schemes are included. The new color schemes are to be applied to the painting of all homes in the future.

The Exterior Paint Policy is as follows:

1. All proposed exterior painting requires prior approval of an Architectural Variance Request (AVR) in order to document painting and allow for follow up inspection. This includes partial as well as whole house painting.
2. The 12 color schemes consisting of 4 - 5 colors each for exterior painting are available on the Montage website [www.MontageatMissionHills.org](http://www.MontageatMissionHills.org)
3. Additionally there are 5 Accent Color Options (for front door and/or shutters) available on the website.
4. The elimination of one color within any scheme may be proposed in the painting AVR.
5. The proposed color scheme may not be the same as homes next door or across the street.
6. An AVR proposing a non-Montage color scheme will be considered on a case by case basis. This may result in a longer than the 45 day maximum normal time frame for review.
7. The owner of any home painted without an approved AVR or colors that differ from the approved AVR may be called to a hearing before the Board to justify their actions. “The painter obtained the wrong color(s)” is not a viable justification. Following the hearing the Board may require the re-painting of the home at the homeowner’s expense.