

## Bulletin: Stucco, Paint & Stain

### Colors:

Each residence shall use the following colors of exterior paints:

Stucco-----Buckskin

Garage doors-----Buckskin

Wood trim, balconies & porches-----Mission Brown----semi-solid stain

Front doors may vary in style and color if not visible from a public street, private street or any Common Area

Please see Examples attached.

Drip Edge (metal trim) above the garage door shall be painted in a similar color (i.e. Mission Brown) as the fascia boards (stained wood)

Vinyl weather strip and/or wood trim which surround the garage door shall be painted the same color (i.e. Buckskin) as the garage door

Note: The specification of garage door paint color (i.e. "T-ly; L-ly; I-36; D-1 one gallon") in the current LVCT Rules and Regulations, page 3 is no longer valid and will be removed at the documents next revision.

### Approval for New Construction/Major Improvements and/or Minor Improvements:

The reviews and written approvals of the EP and LVCT Architectural Review Boards (ARB's) are required for all New Construction, Major Exterior Projects or Minor Exterior Projects.

Owner must submit the following to the EP and LVCT ARB's:

- Identify all material, finishes and colors, including all trim and roof materials.
- Provide samples or color swatches showing colors. Indicate which are attached to the Application.

### Approval for Maintenance and Repair:

The review and written approval of the LVCT ARB is required to repair, repaint or restain existing stucco, garage doors, wood trim, balconies, porches and front doors visible from a public street, private street, or any Common Area.

Owner must submit the following to the LVCT ARB:

- Identify all material, finishes and colors, including all trim and roof materials.
- Provide samples or color swatches showing colors.

### References:

- LVCT Rules and Regulations: Exterior Maintenance Provision (page 3), Exterior Maintenance Provision (page 3)
- EP Covenants and Restrictions, Article 3.7 (c)
- EP ARB's Application Checklists for New Construction/Major Exterior Projects, Section 3 and Minor Exterior Projects, Section 3

Note: These reference documents are available at the Estancia Primera website – [www.estanciaprimer.org](http://www.estanciaprimer.org)

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### Examples

<b>Stucco, Traditional:</b>	
Store	Hope Lumber
Mfgr./Name	El Rey Premium Stucco Finish
Color	106 Buckskin

<b>Stucco, Synthetic:</b>	
Store	Hope Lumber
Mfgr./Name	Degussa Wall Systems, Inc. SonoWall
Color	Mixed to match El Ray Buckskin (as above)
Store	Chaparral Building Supply
Mfgr./Name	Sto Powerwall Stucco System
Color	Mixed to match El Ray Buckskin (as above)

<b>Garage Door:</b>	
Store	Dunn Edwards
Base Type	#44, w1924L Tintable White
Formula	4-2y23,375,8-26,5,13-14
LVCt Home	#692, # 694
Year Applied	2005

<b>Wood Trim:</b>	
Store	Home Depot
Mfgr./Name	Miniwax Special Walnut Stain
LVCt Home	#692, #694
Year Applied	2005

<b>Metal Trim:</b>	
Store	Home Depot
Mfgr./Name	Behr Saddle Brown
Base Type	Premium Plus Ultimate Durability #4300 Deep Base Exterior Flat Deep
Formula	Base 4-C20-3 B Black 4-8-96 C Yellow Oxide 2-44-0 F Red Oxide 1-44-0 KX White 2-12-0
LVCt Home	#692, #694
Year Applied	2005

Even if the stucco/paint/stain has been previously approved by the EP and/or LVCt ARB's and is listed above, Owners must obtain the specific written approvals for the exterior stucco/paint/stain application which is planned.