

# **SECTION IV**

## **RULES AND REGULATIONS**

**Plantations Two  
Community Association, Inc.**

**GUIDELINES FOR ARCHITECTURAL IMPROVEMENTS  
IN THE PLANTATIONS TWO DEVELOPMENT**

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**PLANTATIONS TWO COMMUNITY ASSOCIATION, INC.  
Architectural Control Committee  
Post Office Box 396, Damascus, Maryland 20872**

March, 2008

Dear Community Neighbor:

You will find attached a newly revised copy of the "Guidelines for Architectural Improvements" as recently approved by the Board of Directors.

As it represents our current operating policies, you should review it prior to planning an improvement outside of your home.

The ACC recommends that you consult with your neighbors prior to beginning any outside home improvement project. We welcome your comments and suggestions for future improvement.

Please retain this copy of our guidelines for future reference.

The Architectural Control Committee  
(Check your latest newsletter for name, number, and/or email:  
[plantationstwo@gmail.com](mailto:plantationstwo@gmail.com))

## **GUIDELINES FOR ARCHITECTURAL IMPROVEMENTS IN THE PLANTATIONS II DEVELOPMENT**

### **INTRODUCTION**

The members of the Architectural Control Committee (ACC) are frequently asked what types of projects require approval, how various requests are reviewed and general "What if" questions. To help the residents of the community better understand how the committee views different requests, we have prepared the following guidelines. Please note that these are only guidelines. They do not replace the covenants, which are legally binding on all residents of the Plantations Two Community. Periodically the guidelines are reviewed and revised as required. Variances will be reviewed on a case-by-case basis. Such a variance from the guidelines does not necessarily mean your request will be disapproved, only that the review will require a closer look at your plans.

From time to time these guidelines will be revised and republished. We welcome your comments and suggestions. Please send them to the ACC at Post Office Box 396, Damascus, Maryland 20872. If you plan a project and have any doubt as to whether approval from the ACC is required, submit the plans and we will review them accordingly.

The purpose of the ACC is to ensure that the covenants of the HOA are followed. This is to prevent detracting from the community appearance and devaluation of surrounding property caused by offensive additions. The intent is not to tell fellow residents how to live, but is to work with and help our neighbors as much as possible when making additions/modifications, while protecting our common investments. We will do everything possible to work with you to approve your requests.

The ACC matters are discussed at the monthly board meetings. If you feel that you would like to present information relating to a request, you are welcome to attend. While you are welcome to present information verbally, all requests and complaints must be properly submitted in writing before the ACC can act on any request.

## **ACC ORGANIZATION AND REPOSIBILITIES:**

The responsibilities of the ACC fall into these general areas as described below and are defined in the HOA covenants.

**New Construction and Home Improvement Approval** responsibilities include the review of all Property Improvement Request Forms (hereafter, request forms). Unless homeowners are notified in writing of a delay in acting on your request, all requests will be acted upon and returned within 30-days of the date of the next regularly scheduled ACC meeting following receipt, provided they are sent to the mailing address indicated above. ACC meetings are regularly scheduled once per month.

**Compliance** responsibilities include the periodic follow-up on projects to ensure that the completed work does not significantly vary from the approved plans. Additionally, the ACC will perform periodic inspections of the community to ensure that no unapproved projects have been completed. While all projects must be submitted to the ACC with a request form, which gives the ACC the authority to enter onto your lot to inspect the site and completed work, we will not do so without first contacting you. Wherever possible, we will work from the public areas adjoining the lot to minimize disturbing residents.

**Architectural Control Policy** responsibilities include the consideration and implementation of new guidelines for architectural improvements in the community. A standardized policy for changes to the Guidelines has been implemented. Community input to this process is encouraged. The modified Guidelines are then submitted to the Board of Directors for consideration and approval. The modified Guidelines are then made available to the community. Any mid-year changes to the Guidelines will be presented to the Board of Directors for approval and will be published in the community newsletter.

Local and State laws impact many projects that can be built within the development. Permits are usually required. The ACC will try not to approve a project that clearly violates a known law, but it is the homeowners' responsibility to secure any required permits and to comply with applicable laws and safety considerations. The ACC does not review structural soundness of ANY project, nor does approval of your request imply that we believe your plans to be structurally sound. The ACC is approving only the appearance and blend of your project with the surrounding community.

Construction within the utility easements and street setbacks are done so at the owner's risk. Changes which extend into any such restricted area may be destroyed by the utility companies in the course of repair work without liability to either the HOA or the utility. Additions in the common areas of the development will not be approved by the ACC. No landscaping or planting shall be placed in the common areas except as directed by the Grounds Committee. Any such work placed in the common areas is subject to being removed without warning to any resident or liability to the HOA.

In no case should construction begin PRIOR to receipt of approval of your project from the ACC. Failure to follow this rule could lead to expensive changes being required to correct a non-complying portion of your project. In extreme cases, failure to secure ACC approval and required county permits can also lead to the homeowner being required to remove the modification at the owner's expense.

### **CONTENT OF PLANS SUBMITTED TO THE ACC**

In order to fairly review each request, we require that you submit various basic pieces of information:

- Two copies of the **Property Owners Improvement Request form** (a copy is attached), detailing the materials and color of the proposed improvement.
- Two copies of the surveyors plat of your lot showing to scale where and how your project will be sited in relation to the dwelling, easements and setbacks.
- Scale drawings of the proposed construction.
- Vendor pictures or drawings (such as storage buildings) of similar completed projects if they are available/applicable.

Additional information for specific types of construction may be required as indicated below. If you feel other information may be of assistance in reviewing your request, please include it with your request.

Requests will not be acted upon until all of the proper documents have been received. Incomplete packets will be returned without action by the ACC. The 30-day approval rule does not apply to improper or incomplete requests received. In no case will a verbal request be approved nor will a verbal approval be given by the ACC. The application **MUST BE SIGNED** by the owner of the property.

### **RIGHTS OF HOMEOWNERS REGARDING DISPUTE RESOLUTION**

Under the Montgomery County Act concerning Common Ownership Communities, effective January 1, 1991, homeowners have a right to appeal decisions of the ACC and Board of Directors to the Common Ownership Communities Office within 60 days of the decision. Details of this act can be obtained by contacting the Housing & Community Affairs Department, Common Ownership Communities office, 51 Monroe Street, Rockville, Md.; phone 240-777-3600. (This should be verified with the county information operator.)

## **GUIDELINES FOR SPECIFIC PROJECTS**

### **Decks and Front Porches**

Decks must be constructed of pressure treated lumber or composite material. Wood may be painted or stained with a natural, earth-toned color/stain. This also applies to front-porch decking, although vinyl railing may be accepted after an ACC Request Form has been submitted to the committee. The deck area cannot "wrap" around to the side or front of the dwelling, nor may it extend past the sides of the dwelling. On townhomes (THS) the deck may not extend away from the house more than 14' (not including stairs) and is limited in width by the size of the house.

Accurate, scaled, detailed plans for decks are the most important part of your request. Additionally, the site plan must clearly indicate placement. Construction planned under higher decks is considered to be part of the deck. Deck platforms more than 2' off ground level require a guard rail. Additionally, we encourage the inclusion of steps for taller decks.

All builder, originally installed and replacement front porch decking must remain a natural, earth-toned color/stain and/or be treated with a clear preservative or water sealer.

If you have any questions about the regulations on decks & porches or need to obtain a permit, please contact the county.

### **Patios**

Patios can be constructed of flagstone, native stone, brick or concrete. Wooden patio floors are discouraged, but will be allowed provided the platform is 4" to 8" above the ground to allow air circulation and are built from treated materials. Platforms over 8" above the ground are considered decks by the ACC. Gravel and sand as a primary surfacing material will generally not be approved. Patios greater than 4' x 6' require written approval from the ACC.

### **Fencing – Single Family Homes**

Only three-rail split-rail fencing is allowed on Single-Family Dwelling (SFD) lots. Split-rail fences may be lined with a galvanized or vinyl coated wire mesh. The mesh must not exceed 10 gauge wire with openings of less than 2" x 2" or greater than 4" x 4". Chain-link or "chicken" wire may not be used for mesh. Rails of split-rail fencing cannot exceed 48" measured from the ground to the top of the rail; posts cannot exceed 53".

No fence should extend past the front of the dwelling, in front of a neighboring home or where line-of-sight for traffic will be obstructed. Fencing may not extend closer than 15' to any street in the development. Additionally, fencing must not extend into the 25' building setback area and must be on or within the property lines.



## **Townhome Fencing Guidelines**

All fencing for townhomes must be a "board-on-board" or "straight shadowbox" style with split boards (5.5' x 72"). The fence must be pressure treated lumber, and may be treated with clear sealer.

No fence should extend past the front of the dwelling, in front of a neighboring home or where line-of-sight for traffic will be obstructed. For end unit townhomes, fencing must not extend beyond your front (main) door. Fencing may not extend closer than 15' to any street in the development. Additionally, fencing must not extend over the property line (to be certain where the property line is, contact a surveyor).

Construction plans must indicate the placement of the fence on a plat of the lot and include locations of gates. Additionally the description must indicate if the fence will be on the property line or totally within the lot.

No above-ground electrified fences or exposed wire carrying an electrical charge designed to provide an electrical shock of any sort will be allowed in the community.

## **Retaining Walls**

Retaining walls will be allowed according to the following guidelines:

Height above ground of the wall at its highest point should not exceed five feet. The back sides of the wall should not be more than six inches above the ground. The walls should not exceed the width of the dwelling and cannot extend past the front line of the dwelling.

Materials used for construction must be wood timbers of natural color, brick or stone. Poured concrete will be allowed only as an extension of the dwelling foundation and providing that molded forms are used of the same type as were used for the dwelling foundation by the builder. Railroad ties may not be used.

Approval Request Forms must be supported by detailed drawings which show accurately and to scale, the proposed placement on the lot and accurate indication of elevation impacts planned. Plans for landscaping must be included with the Form.

An on-site inspection will be required by the ACC to visually verify placement and prospective appearance from streets, common areas, and other public areas. Appearance impact to surrounding dwellings will be judged as best as possible.

If the proposed wall will change the direction of drainage flow or, in the opinion of the ACC, cause a significant increase in drainage to any surrounding resident, those surrounding residents must be allowed, before approval, to comment in writing to the ACC. The ACC will consider such comments in their final response to the application. Where the common areas will be impacted, such written comment will be solicited from the Grounds Committee.

In no case will the ACC render opinion of the structural soundness of any proposed design.

## **Weather vanes**

No structures of any type will be permitted on the roof.

## **Storage Buildings**

Storage buildings, if constructed of wood, must be painted a compatible color with the homes in the development or stained a natural color. Buildings may be constructed of lumber, composite or vinyl material. Colors must be natural or earth toned compatible with existing colors on home. All Storage Buildings must be approved by the board through the submittal of an ACC request form. Buildings must be completely within the rear yard, sited in such a way as to minimize visibility from the front yard. The final size of each building is governed by the size of the rear yard and placement on the lot. Buildings should not exceed 12'L x 12'W x 10'H on a Single Family Dwelling (SFD) lot. On townhome site (THS) lots, sheds may not exceed 8'L x 8'W x 8'H. The structure must be of sufficient distance from all property boundaries to provide access for a lawn mower or string trimmer. Note: for certain types of structures, county codes may require a building permit and additional setback. Contact the county for more information.

Construction of any out-type building, whether intended for storage or any other purpose requires approval of the ACC. Plans must include a copy of the plat showing the placement of the building to scale and detailed construction plans. Vendor drawings or pictures of a finished structure should be included if possible. Paint chips of the exterior color are also required.

## **Hot Tubs**

Hot tubs should be located near the dwelling in the rear yard, not visible from the front yard. Specific local laws govern safety for hot tubs. A security fence may be required around the immediate area of the tub. The immediate area is generally considered to be 6' from the sides of the tub. The type of fence will be reviewed on a case-by-case basis. If the county approves, tubs with locking safety covers do not require a security fence.

If the tub is removed from the lot, any associated security fence must also be removed.

## **Private Swimming Pools**

Requests for permanent private swimming pools will not be approved. However, children's type wading pools less than 18" in height are exempt so long as they conform to the other guidelines established for playground equipment.

## **Exterior Lighting**

Runway lights should be low intensity, aimed toward the ground or the dwelling. The height of the light fixture should not exceed 12". Power cables must be buried. Specific approval to install runway lights is not required by the ACC provided these guidelines are met.

Flood or general external illumination lights must be situated so that the beam cast by the light does not shine outside of the bounds of the owner's lot. Such lights must be aimed

downward or toward the dwelling. Addition of such lights or replacement of existing exterior lights require approval of the ACC. The request must include the lot plat showing placement of the light, direction of aim and approximate area of illumination. The wattage to be used should also be indicated.

Replacement of the exterior lighting fixtures on the dwelling require approval of the ACC. Requests for such replacement must be accompanied by an accurate vendor picture or drawing of the appearance of the proposed replacement. The request must indicate where on the dwelling the light will be placed and if it is a replacement of an existing fixture or addition.

### **Dog Pens**

Requests for dog runs and pens will not be approved.

### **Private Walkways**

Private walks can be constructed of flagstone, native stone, concrete or brick. Such walks built to replace the builder installed front walks may extend alongside the driveway no closer than 10' to the street.

A site plan showing scaled placement and a description of the construction materials is required for ACC approval.

### **Awnings**

Canvas and metal window awnings are not permitted.

### **Structural House Additions**

All changes to the exterior of the dwelling (new rooms, closed in decks, etc) require specific ACC approval. The siding treatment of additions must match the color and type of the original house siding. Roofing color must be the same as the house. Trim must be the same color as the house trim.

### **House Trim Painting and Replacement**

Custom house trim must be the same color as all other trim on the dwelling. Decorative trim, such as gingerbread and decorative molding will only be allowed on the front of homes and on porches. Such trim will not be allowed on the windows of the houses but will be allowed on the garage windows. The decorative trim can only be mounted to existing wood trim and must not protrude from the front surface on the trim to which it is attached by a distance greater than one inch. The materials must either be commercially manufactured or else a sample must be submitted to the ACC for approval with the application. Applications for approval must include accurate pictures or drawings of the style, appearance and dimensions of the trim.

Lattice in the openings of porches above the handrail will only be allowed in openings which are perpendicular to the front face of the house (e.g., the end openings). Lattice must either be natural wood color or painted the same color as all other trim on the house.

Window shutters will be allowed and must be painted either the same color as all other trim on the house or the same color as the front door of the house.

Approved door colors are listed in Appendix B. Door colors should be submitted in the form of a paint chip to the ACC along with the request form.

Acceptable color combinations for trim are based on the original color scheme for the community which was color coordinated by the builder. The allowable colors and combinations (with the different sidings) are based on the specific McCormick paints originally used by the builder. Recognizing that opinions differ on the quality and value of paints, the Board has researched and prepared a list of alternative paint manufacturers for each of these original colors. All paints used will be in a semi-gloss finish. Repainting of trim in the future to any other non ACC approved color is prohibited, even if that color was at one time approved as an exception by the ACC. Exterior paint color (trim and door) may be changed, with ACC approval, to any other color currently on the ACC list of approved colors for homes in the community. Aluminum gutters and downspouts must not be painted. Replacements to gutters and downspouts must be the same as the original color.

Approved "Siding/Trim Color Combinations" are defined in Appendix A. "Approved Paint Color Alternatives" are defined in Appendix B. Applications must include the brand, color code and name from Appendix B. Paint chips for these paints are not required.

### **House Trim Encasement**

Existing painted wood trim may be covered with aluminum or vinyl siding provided that the aluminum/vinyl color is the same as the approved paint color for the trim and is approved by the ACC. If the siding is not on the approved list, a color sample must be submitted with the request to the ACC. Porch pillars, railings, and garage doors may not be covered. In order to ensure a consistent look, all currently painted window trim, corner trim, overhangs, rake boards (wood trim at roofline), and fascia boards must be covered. ACC approval is required in all cases; the request should include a description of the areas being covered, those areas remaining uncovered, and should include the name of the siding manufacturer and the color code/identifier. Appendix C provides a list of siding color matches currently approved by the ACC; this list is not comprehensive any many other siding manufacturers not listed will have acceptable matches.

### **General Maintenance / Other**

Exterior color changes require ACC approval. Where any color changes are planned, approval is required. Maintenance to driveways does not require ACC approval unless the size of the driveway is to be changed. Roofing changes do not require ACC approval so long as the color of the new roofing is the same as the original. Siding changes follow the same guidelines as roofing.

### **Use of Railroad Ties**

Railroad ties may be used as part of the underlying support for any approved project, but may not be visible once construction is complete.

### **Storm Doors and Front Doors**

The color of storm doors should be the same as the dwelling main door, or black, brown or white. Storm doors require no ACC approval provided they are commercially constructed and meet the color guidelines.

Replacement of the main house door requires ACC approval unless the color and style are not changed from that installed by the builder. Plans for replacement do not require site or detailed installation plans. An accurate drawing or vendor picture of the planned replacement door is required together with description of the exterior color treatment. All-metal doors must be painted in one of the approved colors defined in Appendix B. As with trim colors, McCormick paints are used as the reference color with alternates selected by the board. Such metal doors may be painted, with approval, to any of the door colors indicated in the appendix. Applications must include the brand, color code and name from Appendix B. Paint chips for these paints are not required.

Replacement of main doors with wood or wood and glass doors will be reviewed on a case-by-case basis.

### **Landscaping**

Landscaping cannot obstruct the line-of-sight for traffic on any development street. Removal of trees over 4" in diameter (as measured at 2' above the ground) required ACC and possibly Grounds Committee approval. We encourage you to discuss any planned extensive work with your neighbors. Unless specific written complaints are received by the ACC, no approval of landscaping which does not change the contours of the land will be required by the ACC.

### **Flag Poles**

Single in-ground flag poles are generally allowed but require approval and must not be taller than the tallest point of the house. Requests should include a plat plan showing location of the proposed flag pole.

### **Playground Equipment**

Residential playground equipment (such as swings, slides, sand boxes and small wading pools) must be fully within the rear yard of the dwelling. The activity area for each for each piece of equipment must not cross the property lines. (i.e.: the seat of a swing must not cross the property line onto a neighboring lot or onto the common areas when in use.) Permanently installed equipment (such as a swing, set in concrete, or a playhouse on raised posts) requires approval from the ACC. Portable equipment does not require specific approval so long as the other guidelines are followed.

## **Mailbox Supports**

Supports such as poles and posts, less than 6' high, require no ACC approval (USPS has their own rules!). Unusual supports (such as farm plows, etc.) must be submitted for approval with pictures or detailed scale drawings.

All mailboxes, or the dwelling, must display the house number clearly visible from the street. (This is required by law to assist emergency personnel).

## **Compost Bins**

Composting bins shall be located in an area behind the house and to the rear of the property or in an area with minimal street visibility, and minimizing the proximity to neighboring homes. Because of the wide variety of commercial and homemade structures available for composting, no specific guidelines exist for the type of compost bin to be used. A single bin of size 8'L x 4'W x 3'H (or smaller) on SFD lots and 4'L x 4'W x 3'H (or smaller) on THS lots, and which are of commercial construction, do not require ACC approval. Those of larger size than specified above or of homemade construction require ACC approval.

## **Recycle Bins / Trash Containers**

All recycle bins and trash containers must be stored in a manner that they cannot be seen from the front of the house or road.

## **Commercial / Recreational Vehicles / Parking**

The Articles of Incorporation (covenants) prohibit the parking of commercial and recreational vehicles, trailers and boats, the storage of abandoned vehicles, or vehicles being repaired within the development. The Board of Directors have established that this policy shall be interpreted such that we be no more restrictive than the County's regulations, identifying commercial vehicles to be those greater than 17' in length and 7' in height, exclusive of any racks or other equipment carrying devices, or greater than 10,000 pounds in gross vehicle weight.

Owners of vehicles in violation will be allowed 48 hours to remove the vehicle from the development. Failure to remove such a vehicle within this time, or a recurrence of a violation anywhere in the development within 60 days will result in the vehicle being posted with an 'Authorization to Tow'. If the vehicle is not removed in this second 48 hour period, or is found in violation anywhere in the development within 60 days, it may result in the vehicle being towed. A designated representative of the Association Board will notify our contracted towing agent. The towing agent will, within one hour of towing a vehicle, notify the Montgomery County Police. The owner of any towed vehicle assumes any risk and liability that may result from the vehicle being removed. All associated fees are at owner's expense.

Parking assignments for the THS lots will be made and policed by the association's Grounds Committee.

On some streets the roadway is barely passable by one vehicle much of the time. This is a serious safety hazard. Emergency vehicles may not be able to pass blocked streets. During snow removal, it may not be possible to plow streets blocked by vehicles until they are removed. The ACC discourages parking on any street within the development due to the many safety hazards it creates.

### **Boat Storage**

The covenants state that no boat may be stored on any property outside the dwelling without ACC consent. Boat storage will be permitted, after notifying the ACC, under the following conditions:

- The boat is placed in a location which is not visible from any street in the community. An example of this would be the storage of a small boat under a backyard deck.
- The ACC recognizes that during the transition from winter storage to summer use (and from summer use to winter storage) boat owners often place their boats on the property for a short period time. Understanding the need for this transition period, the ACC will allow boat storage on the property for a period of no more than 3 weeks, no more than twice within a given calendar year. ACC notification should include arrival date and expected removal date of the boat.

Requests which deviate from these guidelines and requests for extensions will be evaluated on a case by case basis.

### **Basketball Poles**

In-ground basketball poles and backboards are permitted with ACC approval provided that the materials used are non-corrosive (i.e. they will not rust). The poles may not, however, be made of wood. The ACC suggests that the pole placement should be discussed with the neighbor closest to the pole location prior to construction.

## **WHAT TO DO WHEN SUBMITTING A PROPERTY IMPROVEMENT REQUEST**

All Property Improvement Requests must include detailed information when submitted to the Plantations Two Community Association's Architectural Control Committee (ACC) for review of exterior changes and additions. Keep in mind that the ACC must have sufficient information giving them an idea of what the completed installation or construction will look like and how it relates to its surroundings. Examples of structures which require these details are fences, sheds, garages, solar collectors, chimneys, patios, walkways, room additions, driveways, decks, etc.

An applicant must include:

1. Two (2) signed copies of the request form.
2. A plat plan showing where the structure or installation will be located on home and property. Indicate all existing structures and modifications made to the home and property.
3. Front and side elevations showing installation or structure on home and/or property. These should be drawn to scale to show proportions and relationship to house or other background.
4. Plans for installation or construction with scaled drawings showing details of items proposed.
5. Any other information an applicant feels is pertinent to the ACC's making a judgment on the request.

### **PLEASE NOTE:**

ACC issues are discussed at the regular monthly board meetings. All applications must be sent to: Plantations II ACC, P.O. Box 396, Damascus, Maryland 20872. The email address for Plantations II Community Association is: [plantationstwo@gmail.com](mailto:plantationstwo@gmail.com). Check your quarterly newsletter for the names and contact information of the ACC Committee members.



APPENDIX A: APPROVED SIDING / TRIM COLOR COMBINATIONS

The Board of Directors has approved the following combinations of siding and trim colors based on the original color coordinated scheme used in the community by the builder.

<u>SIDING COLOR</u>	<u>TRIM COLOR</u>
Buckskin Beige	Cobblestone Gray Harness Shop Tan Amber White
Clay Beige	Graystone Harness Shop Tan Amber White
Antique Bronze	Graystone Harness Shop Tan Amber White
Royal White	Cypress Harness Shop Tan Amber White
Dove Gray	Graystone Harness Shop Tan Amber White
Cameo Cream	Hearthstone Amber White Harness Shop Tan

**APPENDIX B: APPROVED PAINT COLOR ALTERNATIVES**

The Board of Directors has reviewed samples from several different paint manufactures and found the following to be acceptable alternatives for McCormick colors. The tables below equate the different brands to the McCormick colors. The number in parenthesis with each alternate denotes the brand. These brands are (1) Colony, (2) Pittsburgh, (3) Martin Semour "Williamsburg", (4) Hechinger, (5) Dutch Boy, (6) Sears Best, (7) Sears Premium, (8) Martin Senour Palette, (9) Glidden, and (10) Duron.

**TRIM COLORS**

101 Amber White

- (1) P42 Spanish White
- (2) 2531 Colonial White
- (4) CD535 Sandy Beach
- (7) 041 Mocha Beige
- (9) 21342 St Michael's
- (10) 5780W White Shoulders

104 Harness Shop Tan

- (2) 3608 Shenandoah
- (3) W81-1073 Wm Byrd III House Ivory
- (6) 360 Wheatfield
- (9) 16503 Tarrytown
- (10) 5752M Tampico Sand

215 Cobblestone Gray

- (2) 3757 Old Silver
- (3) W83-1076 Kings Arms Tavern Gray
- (6) 367 Autumn Gray
- (10) 5625A Slate Green

110 Gravstone

- (1) T24-38 Buff
- (3) W81-1064 Bracken Tenement Biscuit
- (4) 3G3 Doeskin Beige
- (5) 0-29-5 Buff Tan
- (6) 354 Fresh Praline
- (9) 22582 Indian Ivory
- (10) 5732M Oatmeal

103 Cypress

- (2) 2642 Philadelphia Trim
- (3) W81-0330 Market Square Tavern-Shell
- (9) 26263 Appomattox
- (10) 5622M Tucker Lane

216 Hearthstone

- (1) A8965 Ash Gray
- (3) W83-1065 Bracken Tenement Blue-Slate
- (4) CD562 Whistler Gray
- (6) 330 Cumberland Fog

**DOOR COLORS**

222 Fairfax Brown

- (2) 7614 Bahama Brown
- (3) W85-1085 Palmer House Kitchen Brown
- (6) 066 Saddle Brown
- (8) 309-1 Cocoa Bean

223 Old Carriage Brown

- (2) 7613 Black Umber
- (3) W85-1068 Bryan House Chocolate
- (6) 031 Barcelona Brown
- (8) 305-1 Shenandoah Valley

202 Foxhall Green

- (3) W85-1089 Benjamin Powell House Green

217 Farm House Red

- (2) 7196 Rural Red
- (3) W1083 Palace Arms Red
- (7) 030 Redwood
- (10) 6285R Cognac

225 Old Colonial Red

- (1) Academy Red
- (3) W86-1081 Nicolson Store Red
- (10) 6325R Rubrum Lily

224 Deep Forest Brown

- (3) W85-1070 Chowning Tavern-Blue

APPENDIX C: TRIM ENCASUREMENT ALUMINUM/VINYL SIDING COLORS

101 Amber White

Alcoa Alabaster  
Alcoa Almond  
Alcan Almond  
Alside Antique Parchment  
Reynolds Classic Cream

104 Harness Shop Tan

Alcan Ivory/Cram  
Alside Colonial Ivory  
Reynolds Colonial Ivory

215 Cobblestone Grey

Alcoa Terra Bronze

103 Cyprus

Alcoa Amber Beige  
Reynolds Sandstone

110 Graystone

Alcoa Sandstone  
Alcan Bisque  
Alside Colonial Ivory

216 Hearthstone

Alcoa Charcoal Grey

NOTE: This list is not comprehensive and includes only a few manufacturers; other manufacturers and other colors for the listed manufacturers may also provide acceptable matches, subject to ACC approval.