Woodscape Townhomes - Exterior Color Guide

Please locate your Townhome Building/Unit below to find your Building's correct color scheme and detailed description of the specific stains and paints approved for use. These colors are translations from the original Semi-Transparent Stain used in Woodscape's early years, to Exterior Matte Solid Stain, which has become the standard because of its greater coverage and durability.

Please be sure to contact <u>CYC Realty Management</u> to discuss and obtain approval PRIOR to proceeding with any exterior staining/painting project. This includes the Townhome unit's body, trim, entrance doors and/or garage doors, as well as any staining of fences, other lawn/yard structures and mailbox huts.

Background - Woodscape has twenty (20) Townhome Buildings with a total of 95 individual Townhome units. The community's original Covenant and Declarations require all units in each Townhome building to maintain a uniform exterior appearance. This requirement has significantly contributed to our community's ability to maintain its esthetic appeal and property values.

Woodscape's developers originally intended staining as well as roofing of all townhomes in a building to be done by homeowners at the same time and in coordination. It soon became too difficult for this practice to be maintained. In order to comply with the uniform exterior requirement, the common practice of townhome owners when staining their individual units soon became trying to match stain and paint colors, with varying degrees of success, using whatever information they could obtain from Board records, personal records, neighbors, siding and trim pieces, old stain and paint cans, etc. Successful matching was complicated further by the shift from semi-transparent to solid stains. Unintended departures from the original Woodscape Townhome color schemes and presence over time of relatively subtle to quite distinct variations between individual units in the same building were inevitable under these circumstances.

This Exterior Color Guide is provided to assist the Woodscape Board and all Townhome owners achieve and maintain the desired, uniform exterior appearance intended for Woodscape's Townhome Buildings. Please also see <u>Townhome Roof Shingles and Garage Doors</u> for standards pertaining to those important exterior elements.

<u>"Dark Brown" Buildings/Units: A-E-G-H-K-Q</u>

A (232-234-236-238-240-242 Woodscape)

E (404-406-408-410 Greenhill)

G (412-414-416-418 Greenhill)

H (415-417-419-421-423-425 Greenhill)

K (509-511-513-515-517-519 Townwood)

Q (552-554-556-558 Townwood)

"Dark Brown" Buildings/Units (continued)

The Exterior Matte Solid Stain approved for use on the house body and garage door of individual units within townhome buildings identified as "Dark Brown" is Passonno 751-37/S18-812 Saratoga Brown. This stain may also be used on trim if the trim has not been previously painted.

If trim has been previously painted, the approved trim paint for "Dark Brown" units/buildings is Passonno Exterior Satin paint 746-10/S18-812.

The color approved for the front/entry doors of "Dark Brown" units is Passonno Exterior Satin 746-10/S18-815 Codman Claret.

"Medium Brown" Buildings/Units: K-M

M (520-522-524-526 Townwood)

The Exterior Matte Solid Stain approved for use on the house body and garage door of individual units within townhome buildings identified as "Medium Brown" is Passonno 751-10/S18-813.

The approved trim paint is "Dark Brown" Passonno Exterior Satin 746-10/S18-812.

The color approved for the front/entry doors of units in Buildings K and M is Passonno Exterior Satin 746-10/S18-815 Codman Claret.

"Gray" Buildings/Units: D-I-N-P-S

D (244-246-248-250-252-254 Woodscape)

I (500-502-504-506-508-510 Townwood)

N (521-523-525-527 Townwood)

P (540-542-544-546-548-550 Townwood)

S (640-642-644 Top Ridge)

The Exterior Matte Solid Stain approved for use on the house body and garage door of individual units within townhome buildings identified as "Gray" is Passonno 751-10/S18-814 (color match for BM "Iron Gate").

The approved trim paint is "Dark Brown" Exterior Satin Passonno 746-10/S18-812.

The color approved for front/entry doors of units in "Gray" townhome buildings is Passonno Exterior Satin 746-02/S18-818 "Wedgewood Blue".

"Naturaltone Redwood" Buildings/Units: F-J-O

F (403-405-407-409-411-413 Greenhill)

J (501-503-505-507 Townwood)

O (528-530-532-534-536-538 Townwood)

The Exterior Matte Solid Stain approved for use on the house body and garage door of individual units within townhome buildings identified as "Naturaltone Redwood" is Passonno 751-10/S17-836.

The approved trim paint is Passonno Exterior Satin 751-10/S18-819 "Russet".

The color approved for the front/entry doors of units in "Naturaltone Redwood" townhome buildings is Passonno Exterior Satin 746-01/S18-817 "Chamois".

Custom Color #1 (Woodscape Building B Custom "Amaretto") Building/Units: B

B (235-237-239-241 Woodscape)

The Exterior Matte Solid Stain approved for use on the house body and garage door of individual units within Building B is Passonno 751-10/S17-835 "Amaretto". This is a color match for the longstanding and current stain color of all units in Building B.

The approved trim paint is Passonno Exterior Satin 751-10/S18-819 "Russet".

The color approved for front/entry doors of Building B is Passonno Exterior Satin 746-01/S18-817 "Chamois".

"Redwood" Building/Units: L

L (512-514-516-518 Townwood)

The Exterior Matte Solid Stain approved for use on the house body and garage door of individual units within Building L is Passonno Redwood 751-07/S17-838.

The approved trim paint is Passonno Exterior Satin 751-10/S18-819 "Russet".

The color approved for the front/entry doors of units in Building L is Passonno Exterior Satin 746-01/S18-817 "Chamois".

Note: The original, approved stain color for Building L was semi-transparent Naturaltone Redwood. This remained the color in use until some point after 1998 when one or more individual units started using various deeper toned redwood stains while retaining the trim and door colors of the original Naturaltone Redwood color scheme. Passonno's Redwood 751-07/S17-838 Exterior Matte Solid Stain is an original color approved for use on Woodscape

"Redwood" Building/Units (continued)

Single Family Homes. It is a deeper tone redwood stain than Building L's original Naturaltone Redwood color and reasonably similar in tone to the current color of some of the units in Building L. Establishing Passonno Exterior Matte Solid Stain Redwood 751-07/S17-838 as the standard, Woodscape-approved "Redwood" stain color to be used on Building L will allow the individual units to standardize their exterior stain color and individual homeowners and their contractors will know the exact stain to purchase and use in order to comply with Woodscape's Townhome Exterior Color Guide.

Custom Color #2 ("Woodscape Building C and R Custom") Building/Units: C-R

C (243-245 Woodscape)
R (639-641-643-645 Top RIdge)

The Exterior Matte Solid Stain approved for use on the house body and garage door of individual units within Townhome Buildings C and R is "Woodscape Building C and R Custom" Passonno S18-856.

The approved trim paint for units in Buildings C and R is Exterior Satin Passonno 746-10/S18-812. If trim has not been previously painted, Building C and R units may stain trim using Exterior Matte Solid Stain Passonno 751-37/S18-812 Saratoga Brown.

The color approved for the front/entry doors of units in Building R is Passonno Exterior Satin 746-10/S18-815 Codman Claret.

The color approved for the front/entry doors of units in Building C is Passonno Exterior Satin 320-08 Hemlock.

"Custom Color #3 ('Woodscape Building T Custom") Building/Units: T

T (647-649-651-653-655 Top Ridge)

The Exterior Matte Solid Stain approved for use on the house body and garage door of individual units within Townhome Building T is "Woodscape Building T Custom" Passonno S18-855B. This stain may also be used on the trim if trim has not been previously painted. If trim has been previously painted, the approved paint for units in Building T is Exterior Satin Passonno 746-10/S18-855B.

The color approved for the front/entry doors of units in Building T is Passonno Exterior Satin 746-01/S18-817 "Chamois".