

*** IMPORTANT DOCUMENT ***

5/11/2020

To: Welbourne Manor Homeowners

From: Welbourne Manor Homeowners'
Associate Board of Directors

Please read the attached document thoroughly. It is the newly revised *Design, Development and Usage Guidelines and Procedures* for Welbourne Manor.

The Board has recently completed updating and clarifying this document. **Each homeowner is strongly encouraged to review this document thoroughly**, as it sets forth important requirements that must be adhered to when undertaking any exterior project or modification to your lot.

Key sections include:

- Scope of Guidelines
- Architectural Standards Committee
- Procedure for Review of Modifications and Other Construction
- Enforcement
- Amendment of, and Variance from, the Guidelines
- Architectural Guidelines
- MODIFICATION REQUEST FORM
- APPROVED PAINT COLOR SCHEMES

If you have any questions, please feel free to contact any member of the Architectural Standards Committee or Homeowners' Association Board of Directors (see neighborhood directory for list of names).

***** SAVE THIS DOCUMENT *****

WELBOURNE MANOR HOMEOWNERS' ASSOCIATION
DESIGN, DEVELOPMENT AND USAGE GUIDELINES AND PROCEDURES

1 Scope of Guidelines

- 1.1 The provisions of these Design, Development and Usage Guidelines and Procedures (herein “the Guidelines”) are promulgated pursuant and are subject to the Declaration of Covenants, Conditions and Restrictions of the Welbourne Manor Homeowners’ Association (herein “the Declaration of Covenants”). Capitalized terms used in the Guidelines are as defined in the Declaration of Covenants, unless otherwise specified herein.

- 1.2 All Properties shall be subject to architectural, environmental, and usage review by the Board in accordance with the Declaration of Covenants and the Guidelines. In particular, the Owners shall comply with the Architectural Standards set forth in Article 6 and the Usage Restrictions set forth in Article 7.

- 1.3 Architectural and environmental review under Paragraph 1.2 shall include review of all construction activities on the Lots. Such construction activities include: all staking, clearing, excavation, grading and other site work in preparation of new construction; construction of new Structures; expansion or exterior modification of existing Structures (including, but not limited to, changing the color of a Structure); planting and removal of trees and shrubs; addition and removal of ornamental fixtures (other than temporary, seasonal decorations); the construction, addition, or removal of any other structure or improvement that is subject of an Architectural Standard set forth in Article 6; and all other activities that will significantly alter

the exterior of a Lot or a Structure. All such activities shall be done in strict compliance with the Declaration of Covenants and the Guidelines, and shall be commenced only after the requirements thereof have been fully met and the approval of the Board has been obtained. The Board shall have standing and the power to enforce its authority as set forth in Article 11 of the Covenants.

- 1.4 Nothing contained herein shall be construed to limit the right of an Owner to remodel the interior of his or her house, or to paint the interior any color desired.

2 Architectural Standards Committee

There shall be an Architectural Standards Committee (herein "Committee") to administer the Board's responsibilities under the Covenants and the Guidelines. The Committee shall have exclusive jurisdiction over all original construction on any of the Properties and all modifications, additions, or alterations made on or to existing Lots, Common Elements, and Structures. The Committee may consist of at least three (3) and no more than five (5) members, all of whom shall be appointed by the Board.

3 Procedure for Review of Modifications and Other Construction

- 3.1 The Owner of a Lot shall submit two (2) duplicate sets of plans and specifications (herein "Plans") to the Committee prior to beginning any activity subject to review pursuant to Paragraph 1.2. The Plans shall be of such form and contain such information as the Committee may reasonably require, but shall at least include: (i) a site plan showing the location of all existing Structures on the Lot and the location of the proposed improvements; (ii) a drawing of exterior elevations for any proposed Structures, landscaping or other improvements; and (iii) the specifications of the materials, color

scheme and other details affecting the exterior appearance of the proposed Structures, landscaping or other improvements. The Plans shall be of good quality and accurately and precisely describe the proposed activity that is subject to review, so as to enable the Committee's review of the Plan and compliance with the Plan by the Owner.

- 3.2 The Committee shall promptly review all Plans submitted by an Owner pursuant to Paragraph 3.1. In its review of the Plans, the Committee shall consider the following:
- (a) the conformance of the plans to the Declaration of Covenants, including (without limitation) the use restrictions set forth in the Declaration of Covenants;
 - (b) the Conformance of the Plans to the Architectural Standards set forth in Article 6;
 - (c) aesthetic matters, including (but not limited to) (i) how the structure will look to the neighbors; (ii) color scheme; (iii) window treatments and exposure; (iv) roof line (v) landscaping plans and (vi) general harmony with the area and natural surrounds; and
 - (d) the consistency of the Plans with overall character of the Properties and the general prevailing architectural standards of the Properties.

The Committee shall notify the Owner of the approval or rejection of the Plans, and return one set of the Plans. The Committee shall retain the duplicate set of plans for its records. If the Plans are rejected, the Committee shall state the reason for disapproval.

- 3.3 In the event Plans are rejected by the Committee under Paragraph 3.2, the Owner may seek reconsideration of the Plans by the Board. The Board shall promptly review the Plans, taking into consideration the factors set forth in Paragraph 3.2 as well as the reasoning of the Committee. The decision of the Board in such reconsideration shall be final.
- 3.4 The Owner shall complete all work described in approved Plans in conformance with those Plans. Any significant variance from the Plans shall be submitted to the Committee for approval. Failure of the Owner to complete work in conformity with approved plans shall be a violation of the Guidelines.
- 3.5 It is the Owner's responsibility to seek prior approval for all activities governed by the Guidelines, and the commencement of such activities without seeking approval shall be a violation of the Guidelines. The Board shall have no responsibility to police the Owners for compliance with the Guidelines, and inaction of the Board with respect to any activities that are not in compliance with the Guidelines shall not be deemed to be an approval of those activities or a waiver of the Board's ability to enforce these Guidelines.
- 3.6 No permission or approval shall be required to rebuild a Structure in accordance with originally approved plans and specifications.
- 3.7 Construction of new Structure must begin within twelve (12) months of transfer of title. The construction of each dwelling to be erected shall be completed within six (6) months of commencement.

3.8 It is the Owner's responsibility to obtain all zoning and other approvals as may be required by law. Approval of Plans by the Committee or the Board shall not be considered to be a representation by the Committee or the Board that such plans are or should be in compliance with applicable laws or governmental regulations, and may not be relied upon for any such purpose by the owner.

4 Enforcement

4.1 In the event of a violation of the Guidelines by an Owner, the Board shall take appropriate action to seek redress of the violation and compliance with the Guidelines. Such actions shall include the following steps.

- (a) The Owner shall be notified of the violation in writing
- (b) The Owner shall have thirty (30) days after such notice to either remedy the violation, or provide the Board with information as to why the Owner is not in violation of the Guidelines.
- (c) The Board shall meet to review whether the Owner has satisfactorily remedied the violation, or consider such other information as the Owner may provide under step (b). In the event the Board determines that the violation has not been remedied, the Board may assess one or more penalties set forth in Section 4.2, considering such factors as the nature of the violation, the impact of the violation on the Association or individual Owners, whether the Owner made a good faith attempt to comply with the Guidelines and sought approval for the activities leading to the violation, and the extent to which the Owner has attempted to cooperate with the Board in

remedying the violation. The Board shall notify the Owner of any such penalty.

4.2 Pursuant to Article 11 of the Declaration of Covenants, the Board may assess the following penalties for violation of the Guidelines.

(a) The right of the Owner to vote as a Member of the Association may be suspended indefinitely.

(b) The rights of an Owner, and the family and guests of the Owner, to use the pool and tennis courts may be suspended for a period of time of from one (1) week to such time as the violation is remedied.

(c) An Owner may be assessed a fine of from Twenty-five Dollars (\$25) to an amount equal to the Annual General Assessment. Such fines may be charged as an Individual Assessment under Section 4.8 of the Declaration of Covenants, if the Owner refuses to pay such fine within thirty (30) days after notification by the Board of the penalty under Paragraph 4.1. Such an Individual Assessment shall constitute a lien on the Lot pursuant to Paragraph 4.9 of the Declaration of Covenants.

4.3 Pursuant to Article 11 of the Declaration of Covenants, the Board may enforce, by any proceeding at law or in equity, all restrictions and reservations set forth in the Guidelines. The Board may pursue such enforcement in any court of competent jurisdiction, and may seek recovery of its costs, including reasonable attorney's fees. The enforcement of the rights of the Association under this Paragraph 4.3 may be in addition to, or instead of, the penalties assessed pursuant to Paragraph 4.2.

5 Amendment of, and Variance from, the Guidelines

- 5.1 The Guidelines may be amended by the Board by majority vote. However amendments shall not materially and adversely affect the overall character of the Properties, and must reflect the general prevailing architectural standards of the Properties unless otherwise approved by a majority vote of the Associate.
- 5.2 The Board may grant variances from Guidelines, but only if:
- (a) there are exceptional or extraordinary circumstances pertaining to the Lot in question that do not apply generally to the other Lots;
 - (b) the variance is necessary for the preservation or enjoyment of a substantial property right possessed by other Lots; and
 - (c) the variance will not be of substantial detriment to adjacent Lots, and is not materially detrimental to the best interests of the Association.

6 Architectural Guidelines

- 6.1 **MINIMUM DWELLING UNIT SIZE.** The minimum dwelling unit sizes, excluding garages, basements, porches, and breezeways, shall be:
- (a) 2000 square feet for two story elevations;
 - (b) 1600 square feet for ranch elevations; and

(c) 2600 square feet for split level elevations

6.2 MINIMUM SET BACK LINES. All structures shall be located in accordance with the following:

(a) The front of the Structure shall be 35 feet from the right of way line.

(b) The side of the Structure shall be a minimum of 10 feet from any one side of the Lot, and the total distance between both sides and the sides of the Lot shall be a minimum of 25 feet.

6.3 ROOF. The main roof of a Structure shall be no less than 7-12 pitch. Turned gables, (gables turned toward the street) shall be a minimum of 8-12 pitch. All shingles must be dimensional, and of comparable grade, color and texture of the shingles on other Structures in the Properties. Any new roof work or repair work must match original shingle color and texture. If ridge vents are used, they must match the roof color.

6.3.1 PENETRATIONS. All roof penetrations shall be limited to the rear side of the house and shall be painted to match the color of the roof.

6.3.2 SKYLIGHTS. Skylights may be used on a back roof facing the rear of the lot.

6.3.3 OTHER MODIFICATIONS. No other modifications to the roof are allowed without prior Board approval.

6.4 OVERHANGS. Overhangs must be compatible with the style of the Structure and at least the dimensional overhang as the other Structures in the Properties.

- 6.5 EXTERIOR SIDING. Exterior siding must be wood, composite, or concrete board.
- 6.6 COLOR SCHEMES. The exterior of all homes shall be painted in colors that follow the “APPROVED PAINT COLOR SCHEMES “. A modification form is required to ensure compliance with the current design guidelines.
- 6.7 GARAGE DOORS, FRONT DOORS AND SHUTTERS. No decoration or additional colors shall be added to any garage door, front door or shutter. Garage doors that are allowed are: standard recess panel door with or without windows in the top panel only, carriage door with matching carriage door style hardware. All storm doors shall blend with the Structure’s trim, and shall be one-piece, full glass style consistent with the storm doors on other Structures in the Properties. Seasonal and holiday decorations are permitted during that season or within thirty (30) days of such holiday.
- 6.8 WINDOWS IN VIEW. All window treatments on the front and side of the house shall be lined in neutral colors, such as white or beige.
- 6.9 AWNINGS. Canvas awnings may be used subject to approval of size, color, location and manner of installation. No metal or plastic awnings for windows, doors, decks or patios may be erected or used.
- 6.10 PORCHES, APPENDAGES, AND ADDITIONS. Porches, appendages, or additions shall be permitted only if they are of a size, style, color and type compatible with the original design of the house and shall match the house material and coloring exactly. No front porch shall be used for the storage of any items except acceptable porch furniture.

- 6.11 AIR CONDITION AND HEAT PUMP EQUIPMENT. Air conditioning and heat pump equipment shall be located in side yards, except in corner side yards where such equipment shall be located in the rear yard. To the extent reasonably possible, such equipment shall be screened from view in a manner approved for each particular lot.
- 6.12 FRONT YARDS, DRIVEWAYS AND WALKS. Front yards shall be landscaped in a professional manner with minimum sidewalks in a curvilinear pattern. All driveways shall be standard concrete.
- 6.13 ENTRANCE STRUCTURES. No driveway entrance structures shall be permitted.
- 6.14 MAILBOXES AND LAMPPOSTS. Mailboxes and lampposts shall be the same design and color as the others in the Properties. Mailboxes shall be black, mounted on a post including a newspaper box. Numbers may be placed on the mailboxes on the front of the mailbox post, on the main approach side of the newspaper box, or on both sides of the newspaper box. The numbers must be 2 ½” wide and 4” high, and must be centered on the post or on the newspaper box. No permanent decorations are permitted on any mailbox. Mailbox and lamp post designs that are allowed are listed on the website “Welbournemanor.org” or can be requested from one of the board members.
- 6.15 EXTERIOR CARPETING. No exterior carpeting may be used if it is visible from a street or any neighboring Lot.
- 6.16 FENCES. No chain link or other metal fence shall be permitted. No fence shall be erected in the front yard. For purpose of this section, the

front yard shall run from the street right of way to the rear line of the dwelling. Privacy fences will be permitted only adjacent to a patio or deck. Perimeter fences are permitted if they are three rail wood split rail and do not unduly break up the openness of the area. Wire fencing material may be attached to the split rail fences or additional enclosure. The restriction shall not apply to tennis courts or pools which will be reviewed on an individual basis. All fence material must be maintained as originally approved and constructed.

- 6.17 SWIMMING POOLS, SPAS, AND HOT TUBS. Swimming pools, hot tubs, and spas must be located behind the house. Pools must be in-ground. Hot tubs and spas must be in-ground or on a patio or deck and attached to the home.
- 6.18 PLAY EQUIPMENT. Swing sets shall be placed in the rear of a Lot, and shall be constructed of wood. Play equipment, such as trampolines, shall not be installed on a Lot in a location visible from the street in front of the Lot.
- 6.19 BASKETBALL GOALS. Basketball goals shall not be affixed to a Structure and must be well maintained. Basketball goals must be either readily transportable or installed using a manufacturer supplied anchor system readily transportable. The location of the basketball goal must not within in the front setback of 35 feet.
- 6.20 OUTBUILDINGS AND STRUCTURES. No outbuildings, storage buildings, pool buildings, or other similar structures shall be permitted. No front yard shall be used for storage of items of any kind. One (1) small dog house may be erected on each Lot, as long as it is not visible from the street in front of the Lot.

6.21 ANTENNAS. All radio and television antennas shall be enclosed within the dwelling on the Lot. Satellite dishes, having a dish diameter no greater than one (1) meter (39.37) may be placed on the Lot in a manner that minimizes visibility from the street in front of the Lot. A satellite dish may be placed on the ground only if behind the house, colored in earth tones, and landscaped to minimize visibility from adjoining Lots. Satellite dishes mounted on the roof shall be colored the same as the roof shingles.

6.22 SOLAR PANELS. No solar panels are allowed in the Welbourne Manor development.

6.23 MOVING AND STORAGE: During a move into the neighborhood or moving out of the neighborhood we would like to keep the disruption to a minimum. So to keep this to a minimum we want all moving and storage trailers, containers or supplies and equipment on sight for no longer the 5 business days starting on a Monday and all moving and storage trailers, containers or supplies and equipment are off sight by the next Friday.

INSERT MODIFICATION REQUEST FORM HERE

APPROVED PAINT COLOR SCHEMES

Building Material	Scheme 1	Scheme 2	Scheme 3
Brick	Glen Cherry Glenrose Battlefield	Chesapeake #711-412 Pink	Henry Brick Jamestown
Accent Trim Paint	Porter 16887-1 Beach Stone Sherwin Williams 7511 Bungalow Beige	Porter #16413-1 Neutra White Sherwin Williams 7627 White Heron	Porter #17984-2 Cobweb Sherwin Williams 6003 Proper Gray
Soffit/Facia	Porter #16887-1 Beach Stone Sherwin Williams 7511 Bungalow Beige	Porter #16413-1 Neutra White Sherwin Williams 7627 White Heron	Porter #17984-2 Cobweb Sherwin Williams 6003 Proper Gray
Front Door	Thermo-Tru Weathered Oak Stain	Porter #16413-1 Neutra White Sherwin Williams 7627 White Heron	Porter #17984-2 Cobweb Sherwin Williams 6003 Proper Gray
Garage Door	Porter 16887-1 Beach Stone Sherwin Williams 7511 Bungalow Beige	Porter #16413-1 Neutra White Sherwin Williams 7627 White Heron	Porter #17975-1 Platinum Gray Sherwin Williams 7672 Knitting Needles
Shutters	Porter 18896-2 Smoky Chestnut Shwerin Williams 9088 Utaupeia	Porter #16413-1 Neutra White Sherwin Williams 7627 White Heron	Porter #17993-1 Cobblestone Sherwin Williams 7018 Dovetail
Gutter And Downspouts	Porter 16887-1 Beach Stone Sherwin Williams 7511 Bungalow Beige	Gutter-Flo White Lo-Gloss	Porter #17984-2 Cobweb Sherwin Williams 6003 Proper Gray
Shingles	"Weatherwood", "Driftwood", or "Onyx Black"	"Weatherwood", "Driftwood", or "Onyx Black"	"Weatherwood", "Driftwood", or "Onyx Black"
Mortar	N/A	Brixtent #B-101 Yellow Red	N/A

Building Material	Scheme 4	Scheme 5	Scheme 6
Brick	Jefferson Blend Handcraft	U.S. Brick Desert Sand	General Shale S/S Antique White
Accent Trim Paint	Porter #12738-2 Beige Chiffon Sherwin Williams 6108 Latte	Porter #17145-2 Sagebrush Sherwin Williams 7744 Zeus	Porter #16985-1 Umber Clod Sherwin Williams 7036 Accessible Beige
Soffit/Facia	Porter #12738-2 Beige Chiffon Sherwin Williams 6108 Latte	Porter #17145-2 Sagebrush Sherwin Williams 7744 Zeus	Porter #16985-1 Umber Clod Sherwin Williams 7036 Accessible Beige
Front Door	Therma Tru Cedar Stain	Therma Tru English Walnut Stain	Therma Tru English Walnut Stain
Garage Door	Porter #12738-2 Beige Chiffon Sherwin Williams 6108 Latte	Porter #17145-2 Sagebrush Sherwin Williams 7744 Zeus	Porter #16985-1 Umber Clod Sherwin Williams 7036 Accessible Beige
Shutters	Porter #12747-3 Driftwood Beige Sherwin Williams 6109 Hopsack	Porter #17154-2 Creole Green Sherwin Williams 6167 Garden Gate	Porter #16994-1 Umber Shadow Sherwin Williams 7038 Tony Taupe
Gutter And Downspouts	Porter #12738-2 Beige Chiffon Sherwin Williams 6108 Latte	Porter #17145-2 Sagebrush Sherwin Williams 7744 Zeus	Porter #16985-1 Umber Clod Sherwin Williams 7036 Accessible Beige
Shingles	"Weatherwood", "Driftwood", or "Onyx Black"	"Weatherwood", "Driftwood", or "Onyx Black"	"Weatherwood", "Driftwood", or "Onyx Black"
Mortar	Brixtent #B-202 Dark BOEE Yellow	Brixtent #B-2262 Tan-Brown	N/A

Building Material	Scheme 7	Scheme 8	Scheme 9
Brick	Henry Brick Old English	Chesapeake #711-412 Pink	Henry Brick Jamestown
Accent Trim Paint	Porter #16930-2 Brushwood Sherwin Williams 6080 Utterly Beige	Porter #17537-1 Academy Gray Sherwin Williams 7072 Online	Porter #12881-1 Newport Tint Sherwin Williams 6156 Ramie
Soffit/Fascia	Porter #16930-2 Brushwood Sherwin Williams 6080 Utterly Beige	Porter #17537-1 Academy Gray Sherwin Williams 7072 Online	Porter #12881-1 Newport Tint Sherwin Williams 6156 Ramie
Front Door	Porter #16930-2 Brushwood Sherwin Williams 6080 Utterly Beige	Porter #17537-1 Academy Gray Sherwin Williams 7072 Online	Porter #12881-1 Newport Tint Sherwin Williams 6156 Ramie
Garage Door	Porter #16921-1 Smokey Beige Sherwin Williams 7036 Accessible Beige	Porter #17537-1 Academy Gray Sherwin Williams 7072 Online	Therma Tru Walnut Stain
Shutters	Porter #16949-1 Nut Shell Sherwin Williams 7504 Keystone Gray	Porter #17699-1 Creek Rock Sherwin Williams 7074 Software	Porter #12890-2 Lincoln Home Beige Sherwin Williams 6157 Favorite Tan
Gutter And Downspouts	Porter #16930-2 Brushwood Sherwin Williams 6080 Utterly Beige	Gutter-Flo Light Colonial Gray	Gutter-Flo Classic Cream
Shingles	"Weatherwood", "Driftwood", or "Onyx Black"	"Weatherwood", "Driftwood", or "Onyx Black"	"Weatherwood", "Driftwood", or "Onyx Black"
Mortar	N/A	N/A	N/A

Building Material	Scheme 10	Scheme 11	Scheme 12
Brick	Jefferson Blend Handcraft	U.S. Brick Desert Sand	Henry Brick Old English
Accent Trim Paint	Porter #17332-1 Birch Gray Sherwin Williams 7657 Tinsmith	Porter #17234-2 Winter Sea Sherwin Williams 6198 Sensible Hue	Porter #12435-1 Gray Bisque Sherwin Williams 6065 Bona Fide Beige
Soffit/Fascia	Porter #17332-1 Birch Gray Sherwin Williams 7657 Tinsmith	Porter #17234-2 Winter Sea Sherwin Williams 6198 Sensible Hue	Porter #12435-1 Gray Bisque Sherwin Williams 6065 Bona Fide Beige
Front Door	Porter #17332-1 Birch Gray Sherwin Williams 7657 Tinsmith	Porter #17234-2 Winter Sea Sherwin Williams 6198 Sensible Hue	Therma Tru Walnut Stain
Garage Door	Porter #17332-1 Birch Gray Sherwin Williams 7657 Tinsmith	Porter #17225-1 Chesapeake Gray Sherwin Williams 6183 Conservative Gray	Porter #12435-1 Gray Bisque Sherwin Williams 6065 Bona Fide Beige
Shutters	Porter #17341-2 York Gray Sherwin Williams 7067 Cityscape	Porter #17243-2 Cumberland Gray Sherwin Williams 6186 Dried Thyme	Porter #12444-1 Old Bisque Sherwin Williams 9093 Nearly Brown
Gutter And Downspouts	Porter #17332-1 Birch Gray Sherwin Williams 7657 Tinsmith	Porter #17234-2 Winter Sea Sherwin Williams 6198 Sensible Hue	Porter #12435-1 Gray Bisque Sherwin Williams 6065 Bona Fide Beige
Shingles	"Weatherwood", "Driftwood", or "Onyx Black"	"Weatherwood", "Driftwood", or "Onyx Black"	"Weatherwood", "Driftwood", or "Onyx Black"
Mortar	N/A	N/A	N/A

Building Material	Scheme 13	Scheme 14	Scheme 15
Brick	U.S. Brick Desert Sand	General Shale S/S Antique White	Edenton Stanley 373
Accent Trim Paint	Porter #16887-1 Beach Stone Sherwin Williams 7511 Bungalow Beige	Porter #12738-2 Beige Chiffon Sherwin Williams 6108 Latte	Porter #17975-1 Platinum Gray Sherwin Williams 7672 Knitting Needles
Soffit/Fascia	Porter #16887-1 Beach Stone Sherwin Williams 7511 Bungalow Beige	Porter #12738-2 Beige Chiffon Sherwin Williams 6108 Latte	Porter #17975-1 Platinum Gray Sherwin Williams 7672 Knitting Needles
Front Door	Therma Tru Weathered Oak Stain	Therma Tru Cedar Stain	Stained or Porter #17984-2 Cobweb Sherwin Williams 6003 Proper Gray
Garage Door	Porter #16887-1 Beach Stone Sherwin Williams 7511 Bungalow Beige	Porter #12738-2 Beige Chiffon Sherwin Williams 6108 Latte	Porter #17975-1 Platinum Gray Sherwin Williams 7672 Knitting Needles
Shutters	Porter #16896-2 Smokey Chestnut Sherwin Williams 9088 Utaupeia	Porter #12747-3 Driftwood Beige Sherwin Williams 6109 Hopsack	Porter #17993-1 Cobblestone Sherwin Williams 7018 Dovetail
Gutter And Downspouts	Porter #16887-1 Beach Stone Sherwin Williams 7511 Bungalow Beige	Porter #12738-2 Beige Chiffon Sherwin Williams 6108 Latte	Porter #17975-1 Platinum Gray Sherwin Williams 7672 Knitting Needles
Shingles	"Weatherwood", "Driftwood", or "Onyx Black"	"Weatherwood", "Driftwood", or "Onyx Black"	"Weatherwood", "Driftwood", or "Onyx Black"
Mortar	N/A	N/A	N/A

Building Material	Scheme 16	Scheme 17	Scheme 18
Brick	Edenton Stanley 373	Old Cheran	Old Cheran
Accent Trim Paint	Porter #17868-1 Ermine White Sherwin Williams 6182 Ethereal White	Alside Almond Porter #16477-1 Ocean Sand Sherwin Williams 9085 Touch of Sand	Alside Shell Ivory Porter #17127-1 Bone White Sherwin Williams 7050 Useful Gray
Soffit/Fascia	Porter #17868-1 Ermine White Sherwin Williams 6182 Ethereal White	Porter #16477-1 Ocean Sand Sherwin Williams 9085 Touch of Sand	Porter #17127-1 Bone White Sherwin Williams 7050 Useful Gray
Front Door	Stained or Porter #17895-2 Weathered Gray Sherwin Williams 7673 Pewter Cast	Stained or Porter #16556-3 Vermont Brown Sherwin Williams 6040 Less Brown	Stained or Porter #16547-1 Gray Bark Sherwin Williams 9160 Armadillo
Garage Door	Porter #17895-2 Weathered Gray Sherwin Williams 7673 Pewter Cast	Porter #16477-1 Ocean Sand Sherwin Williams 9085 Touch of Sand	Porter #17127-1 Bone White Sherwin Williams 7050 Useful Gray
Shutters	Porter #17902-3 Wrought Iron Sherwin Williams 7069 Iron Ore	Porter #16556-3 Vermont Brown Sherwin Williams 6040 Less Brown	Porter #16547-1 Gray Bark Sherwin Williams 9160 Armadillo
Gutter And Downspouts	Porter #17868-1 Ermine White Sherwin Williams 6182 Ethereal White	Porter #16477-1 Ocean Sand Sherwin Williams 9085 Touch of Sand	Porter #17127-1 Bone White Sherwin Williams 7050 Useful Gray
Shingles	"Weatherwood", "Driftwood", or "Onyx Black"	"Weatherwood", "Driftwood", or "Onyx Black"	"Weatherwood", "Driftwood", or "Onyx Black"
Mortar	N/A	N/A	N/A

Building Material	Scheme 19	Scheme 20	Scheme 21
Brick	Bichtex 630	Bichtex 630	Sandford Cherokee
Accent Trim Paint	Alside Doeskin Tan Porter #12836-2 Newport Beige Sherwin Williams 6156 Ramie	Alside Pewter Porter #17234-2 Winter Sea Sherwin Williams 6198 Sensible Hue	Alside Charcoal Porter #1734-2 York Gray Sherwin Williams 7067 Cityscape
Soffit/Facia	Porter #17029-1 Soft Antique White Sherwin Williams 7011 Natural Choice	Porter #17270-1 Limpet Shell Sherwin Williams 0052 Pearl Gray	Porter #17671-1 Birch Bark Sherwin Williams 6234 Uncertain Gray
Front Door	Stained or Porter #10954-3 English Red Sherwin Williams 6334 Flower Pot	Stained or Porter #17545-2 Quaker Gray Sherwin Williams 7068 Grizzle Gray	Stained Or Porter #17751-2 Charcoal Gray Sherwin Williams 4032 Vacuum Black
Garage Door	Porter #12836-2 Newport Beige Sherwin Williams 6156 Ramie	Porter #17234-2 Winter Sea Sherwin Williams 6198 Sensible Hue	Porter #17671-1 Birch Bark Sherwin Williams 6234 Uncertain Gray
Shutters	Porter #10954-3 English Red Sherwin Williams 6334 Flower Pot	Porter #17546-2 Quaker Gray Sherwin Williams 7068 Grizzle Gray	Porter #17751-2 Charcoal Gray Sherwin Williams 4032 Vacuum Black
Gutter And Downspouts	Porter #17029-1 Soft Antique White Sherwin Williams 7011 Natural Choice	Porter #17270-1 Limpet Shell Sherwin Williams 0052 Pearl Gray	Porter #17671-1 Birch Bark Sherwin Williams 6234 Uncertain Gray
Shingles	"Weatherwood", "Driftwood", or "Onyx Black"	"Weatherwood", "Driftwood", or "Onyx Black"	"Weatherwood", "Driftwood", or "Onyx Black"
Mortar	N/A	N/A	N/A

Building Material	Scheme 22	Scheme 23	Scheme 24
Brick	Sandford Cherokee	Jenkins Old South	Jenkins Old South
Accent Trim Paint	Alside Halifax Gray Porter #17671- Birch Bark Sherwin Williams 6234 Uncertain Gray	Alside Raffia Beige Porter #17083-1 White Jade Sherwin Williams 6119 Antique White	Alside Driftwood Porter #16994-1 Umber Shadow Sherwin Williams 7038 Tony Taupe
Soffit/Facia	Porter #17662-1 Birch Tint Sherwin Williams 7064 Passive	Porter #17065-1 White Olive Sherwin Williams 7563 Restful White	Porter #17092-2 Antique Jade Sherwin Williams 6157 Favorite Tan
Front Door	Stained Or Porter #17555-1 Bark Gray Sherwin Williams 7674 Peppercorn	Stained Or Porter #17154-2 Creole Green Sherwin Williams 6167 Garden Gate	Stained Or Porter #17001-1 Umber Brown Sherwin Williams 6152 Superior Bronze
Garage Door	Porter #17671-1 Birch Bark Sherwin Williams 6234 Uncertain Gray	Porter #17065-1 White Olive Sherwin Williams 7563 Restful White	Porter #17092-2 Antique Jade Sherwin Williams 6157 Favorite Tan
Shutters	Porter #17555-1 Bark Gray Sherwin Williams 7674 Peppercorn	Porter #17154-2 Creole Green Sherwin Williams 6167 Garden Gate	Porter #17001-1 Umber Brown Sherwin Williams 6152 Superior Bronze
Gutter And Downspouts	Porter #17662-1 Birch Tint Sherwin Williams 7064 Passive	Porter #17065-1 White Olive Sherwin Williams 7563 Restful White	Porter #17092-2 Antique Jade Sherwin Williams 6157 Favorite Tan
Shingles	"Weatherwood", "Driftwood", or "Onyx Black"	"Weatherwood", "Driftwood", or "Onyx Black"	"Weatherwood", "Driftwood", or "Onyx Black"
Mortar	N/A	N/A	N/A

Building Material	Scheme 25	Scheme 26
Brick	Bichtex 551	Bichtex 551
Accent Trim Paint	Alside White Porter #17868-1 Ermine White Sherwin Williams 6182 Ethereal White	Alside Almond Porter #16985-1 Umber Cloud Sherwin Williams 7036 Accessible Beige
Soffit/Facia	Porter #17868-1 Ermine White Sherwin Williams 6182 Ethereal White	Porter #12863-1 Velvet White Sherwin Williams 7558 Medici Ivory
Front Door	Stained Or Porter #17706-1 Springfield Charcoal Sherwin Williams 7062 Rock Bottom	Stained Or Porter #17252-3 Mountain Gray Sherwin Williams 6202 Cast Iron
Garage Door	Porter #17868-1 Ermine White Sherwin Williams 6182 Ethereal White	Porter #12863-1 Velvet White Sherwin Williams 7558 Medici Ivory
Shutters	Porter #17706-1 Springfield Charcoal Sherwin Williams 7062 Rock Bottom	Porter #17252-3 Mountain Gray Sherwin Williams 6202 Cast Iron
Gutter And Downspouts	Porter #17868-1 Ermine White Sherwin Williams 6182 Ethereal White	Porter #12863-1 Velvet White Sherwin Williams 7558 Medici Ivory
Shingles	"Weatherwood", "Driftwood", or "Onyx Black"	"Weatherwood", "Driftwood", or "Onyx Black"
Mortar	N/A	N/A