

# Selva Lakes Homeowner's Association, Inc.

## Rule #17, August 2017

(Updated HOA Materials & Colors Specifications)

The Selva Lakes Homeowners Association Board of Directors on August, 15 2017 voted to adopt the following new rule governing the approved of materials and colors in the Selva Lakes. It was determined and agreed upon that the updated and approved materials and colors are considered the "standard" and must be followed by homeowners in the Selva Lakes Community. Below are the only approved materials and colors.

Rule #17 replaces and supersedes Rule #10 signed in May of 2008 and gives Selva Lakes homeowner's new options on materials.

Home owners are required to fill out and submit an ARC form to the ARC before the start of any work being done their home. No work can begin until the ARC approves the request and the ARC has the right to deny the request or ask for more details.

  
Peter Mignone Selva Lakes HOA President

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Don Fadel Selva Lakes HOA Vice President

8-15-17  
Date

### Selva Lakes HOA Exterior Material & Color Specifications

#### Exterior Paint Colors:

#### Reyhani Units (attached) Pulte Units (detached)

Siding	Seagull Gray	Seagull Gray
Fences	Seagull Gray	Seagull Gray
Garage Door	Chelsea Gray (HC-168)	Seagull Gray
Exterior Trim	Seagull Gray	White (stock, not tinted)
Garage door trim	Seagull Gray	White (stock, not tinted)
Gutters/Downspouts	Seagull Gray	White (stock, not tinted)
Roof Flashing	Seagull Gray or Black	White or Black

**\*All paints must be Benjamin Moore and in a flat finish. Other paint brands even if "color matched" will not be approved and owner will re-paint at own cost.**

Roof Replacement Specifications:

**Approved 3-tab shingles:**

<u>Brand</u>	<u>Style/Series</u>	<u>Color(s)</u>
Owens Corning	Supreme	Driftwood
GAF	Royal Sovereign	Weathered Gray

**Approved Architectural Shingles:**

<u>Brand</u>	<u>Style/Series</u>	<u>Color(s)</u>
Owens Corning	Oakridge or Duration	Estate Gray or Driftwood
GAF	Timberline	Weathered Wood
Atlas	Pinnacle Pristine	Pristine Weathered or Pristine Hearthstone
Atlas	StormMaster Shake	Weathered Wood or Hearthstone Gray

- **Reyhani** units must use Benjamin Moore “Seagull Gray” or a black drip rail; **Pulte** units must use Benjamin Moore White or a black drip rail
- **Pulte** Units have a shared exterior closet wall and must have a uniform adjoining roof. At time of re-roofing, the adjoining closet roof must either be changed or remain in tact. No split shingle will be allowed

Siding Options:

**Reyhani Units:**

- Cedar Channel Vertical Siding “Rough Sawn” side out, Cedar Vertical Tongue & Groove “Rough Sawn” side out. When replacing to new cedar siding a horizontal support board of 12” should be installed at the bottom of the siding for sufficient support
- Hardie Panel vertical siding in “Sierra 8” (See **Rule #15**) painted “Seagull Gray”. On large sections where a second vertical panel must be installed, only one seam is permitted and the seam must be covered by a matching horizontal Hardie trim board. Units **may not mix** Hardie Panel and cedar on their unit. If switching to Hardie Panel, all cedar must be replaced at that time

**Pulte Units:**

- T1-11 Siding (See **Rule #7**), Hardie Panel vertical siding (See **Rule #6**), or matching Coquina
- Units may not mix T1-11 & Hardie panels or mix various thicknesses of T1-11

Exterior Front Light:

- Exterior front lights can be replaced with either a “Coach/Lantern” style on **Pulte** units. On **Reyhani** units a similar style of the original “Cylinder” style within the following guidelines:

Color	Black
Width/Diameter	4.5 to 8 inches
Height	10 to 17 inches
Depth/Extension	7.25 to 9 inches

Exterior Screen Porch/3 Season Room:

- **Reyhani** Units as per Rule #13, can choose between a dark bronze or white frame structure
- **Pulte** Units must use a white frame structure

#### Unit Address Numbers:

- Black 6" numbers in Helvetica font aligned vertically

#### Paver Driveways:

- As per **Rule #11** (see rule for specific details), units may opt to replace their driveways with pavers. All Paver driveways must be approved by the HOA Board of Directors
  - The pavers must be in a random 3-piece configuration in a smooth "Pillow Top Cut"
  - Colors must be subdued, neutral and natural in tones and be complimentary to the exterior of the unit; no accent boarders may be used

#### Exterior Doors:

- Front doors may be one of the following pre-approved Benjamin Moore colors: White, Banner Blue or Chelsea Gray (Door paints may be flat, eggshell, satin or semi-gloss)
  - Other colors may be requested and will be considered by the ARC
- Matching existing glass panels is preferred however other styles may be submitted for ARC approval

#### Garage Doors:

- As per **Rule #16**, there are four garage door façade options for double wide doors
  - Short Panel (existing on **Pulte** units and some **Reyhani**)
  - Long Panel
  - Flush Panel (existing on some **Reyhani** Units)
  - Modern Panel (only approved style is Precision Garage Doors' "Lynwood" Style)
- As per **Rule #16**, a clear panel glass top row may be optional. All garage door changes must have prior approval of the ARC