

# Reflection Homes Association

## Detached Single Family Home Architectural Standards

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## OVERVIEW

Applications for any exterior changes or additions to Lots within Reflections Homes Association (“RHA”) must be submitted in writing to the Association in care of the management agent. See Appendix B for an application form at the end of this handbook. The following comprises the standards set by the Architectural Control Committee (“ACC”) and the Board of Directors (“Board”) of RHA in considering requests for changes or additions by individual Owners. This is not meant to rule out other materials or reasonable differences from the materials listed, but the ACC must approve any change or addition.

It is recommended that all requests to the ACC be made at least forty-five (45) days prior to the commencement of any project. We also recommend that you pay no money or sign any contract until you have received written approval from the Board or ACC.

The ACC and the Board are volunteer groups working for you and your community. Given the number and variety of requests, it is impossible to provide an instant response to any request. All requests are given timely consideration within 30 days of the time stamped receipt by property Management Company, according to the ***Declaration of Covenants, Conditions and Restrictions (CC&Rs)***. All requests shall be answered in writing by either the ACC or Board.

Neither the property management agent nor any employee of the management company can approve or disapprove architectural requests. This can only be done by the Board or their duly appointed ACC. The Board has the final decision on any application presented and approved by the ACC.

All requests for ACC approval must be submitted by the record Owner of the Lot in the form of a preprinted ACC application which can be obtained by contacting management. All correspondence relating thereto will be directed to the Owner only. **Requests made through contractors or received from tenants will not be considered.** Failure to obtain proper approval for changes under these architectural control standards may result in the Board referring the matter to an attorney to compel compliance with architectural requirements or the Board asserting its right to enter the Lot and to repair, maintain, and restore the Lot, as provided in the CC&Rs. All ACC violations must be disclosed in the sale disclosure package when a home is sold.

Exceptions to these guidelines, such as requests for reasonable accommodations pursuant to the Fair Housing Act, will be considered by the Board upon written request and with appropriate documentation on a case-by-case basis.

### A. DEFINITIONS

**Front yard** shall be defined as any portion of a Lot that extends from the front corner of the house to the public walk.

**Rear yard** shall be defined as any portion of a Lot that is no further forward than the rear corner of the house.

**Side yard** shall be defined as any portion of a Lot that begins at the back corner of the house, extends to the front corner of the house, and to the edge of the property.

**Public View**, unless otherwise noted herein, shall be defined as observable from the public street or any common area at ground level while standing directly in front of, directly behind, or from the side of that portion of property being examined.

**In Good Repair** shall be defined as including, but not limited to: no rust or stains, breakage, dents, gouges or peeling.

**Junk Vehicle** shall be defined as any vehicle that is inoperable or considered a junk vehicle per Fairfax County code.

## **B. FENCES**

Requests for approval must include a diagram/sketch showing the location of the fence relative to all building and property lines and a diagram/sketch along with a description of the fence structure.

1. Material. Must be wood, vinyl or wood with brick posts
2. Height. Must be a maximum of six (6) feet
3. Design:
  - a. Must be board-on-board, louver, basket weave, stockade or split rail
  - b. No chain link of any kind is permitted.
  - c. Vinyl pre-approved colors are Adobe, White, Tan and Maple.
  - d. Wood fences shall only be sealed using clear and/or transparent sealants.
  - e. No fence shall be painted.
4. Construction
  - a. "Finished" side of the fence must face the exterior of the Lot facing public view. Finished side of fence shall refer to the side of the fence that is generally smoother and more refined material and does not expose the rails and posts of the fence.
  - b. Posts must be 4" x 4" or 6" x 6" in width and must be sunk three (3) feet into the ground and secured with 18" of concrete.
5. Location

- a. Rear yards.
- b. Side yards, not to extend beyond the front corner of the house.
- c. No containment fences are permitted in the front yard.
- d. One- to two-sided decorative landscape fences in the front yard are permitted with prior ACC approval.
  - 1) Landscape fences shall not touch any portion of the house or another fence.
  - 2) Minimum clearance of end posts must be four (4) feet from the house and four (4) feet from the driveway, private sidewalk or another fence.
  - 3) No side may be longer than four (4) feet.
  - 4) All fences must be set back from the public walk by at least twelve (12) inches.
  - 5) No fence shall be higher than forty-eight (48) inches.
  - 6) Landscape fences must meet all applicable Fairfax County codes.

6. Exceptions

Landscape fences or wickets up to eighteen (18) inches in height do not require ACC approval, but must conform as follows:

- a. Owners must keep all landscape fences or wickets in good repair.
- b. Owners shall not use landscape fences or wickets as perimeter fencing for Lot boundaries or along public walks.

**C. SHEDS**

Requests for approval for new or replacement sheds must include dimensions, materials, color and location (on a plat or drawing of the yard). Sheds may only be located in rear yards of a Lot.

- 1. No more than one shed shall be allowed in the rear yard of any Lot.
- 2. All sheds shall be no more than eight and one-half (8 ½) feet in height (ground to apex).
- 3. All Owners shall maintain their sheds in good repair in accordance with the Association's standards for home maintenance.
- 4. The exterior color of the shed shall match the siding color of the house on the Lot.

5. All shed trim must match the trim of the house on the Lot.
6. The shingle color of the roof of a shed must match the shingle color of the roof of the house on the Lot
7. Sheds must be placed in the rear yard only.

**D. DECKS**

Owners are prohibited from constructing a deck unless they first submit an application to the ACC and receive approval of the application from the ACC. The application must include the dimensions, location indicated on a plat or drawing of the yard, materials and material colors to be used.

**E. SIDING**

Siding materials permitted are brick, vinyl, stone, aluminum coil wrap, fiber cement, and wood. Siding designs allowed are T1-11, Dutch-Lap, vertical, clapboard, and beaded. Materials cannot be more than 2 materials, 1 color per material. (Refer to Appendices A)

1. Siding Colors:

- a. Siding requires a siding application, separate ACC application that is available, upon request, from the property management company or from the RHA website. The following approved color choices are specifically approved for Quest brand siding from Mastic Home Exteriors:

- |                     |                      |
|---------------------|----------------------|
| 1) Almond           | 8) Linen             |
| 2) Cameo            | 9) Classic Cream     |
| 3) Everest          | 10) Desert Sand      |
| 4) Pebblestone Clay | 11) Wicker           |
| 5) Sandtone         | 12) Sage             |
| 6) Silver Grey      | 13) Scottish Thistle |
| 7) White            | 14) Victorian Grey   |

If the siding is NOT purchased from Mastic, a siding sample must accompany the ACC application. (Some siding colors have been discontinued. Therefore, any home that is currently sided with a discontinued color will not be in violation of these ACC guidelines until such time as the siding needs to be replaced. At the time siding needs to be replaced, in accordance with these ACC guidelines, all siding replacement must be made consistent with the colors and procedures outlined in this section.)

- b. Siding Paint Colors: T1-11 Wood/Fiber Cement. T1-11 wood siding must be painted to match a color from the vinyl siding colors. (Refer to Appendix A).

## **F. EXTERIOR PAINTING OF HOMES**

All Owners are prohibited from changing the present exterior paint colors on their homes without first obtaining approval from the ACC or Board.

1. Approved Colors. If the color is not from the pre-approved list, a paint color sample must accompany the application. All exterior home materials (doors, roofing, siding, trim) should be comprised of harmonious and coordinating colors.
2. Trim, for the purposes of this section, is defined as the fascia, soffit, rake boards, doors, shutters, trim around the garage or windows and decorative squares below some windows in the detached home community. The corner beads of the house are not considered trim but are considered a part of the siding. See Appendix A for approved trim colors.
3. Owners are prohibited from having more than three (3) paint colors on a house without ACC approval.
4. Garage doors shall be: 1) white, 2) the color of the trim, or 3) the color of the siding.
5. Gutters and down spouts must be white or the color of the fascia behind the gutter or downspout. Gutters and downspouts must be securely attached to the house.

## **G. MAINTENANCE OF YARDS**

1. Lighting
  - a. Electric “gas post” fixtures are permitted with prior ACC approval. The application must indicate where the post is to be placed on the Lot.
  - b. No Owner shall direct exterior lighting outside the boundaries of their own Lot.
2. Yards
  - a. Grass (turf), shrubs and non-cultivated ground cover (e.g., no fruits, vegetables, or herbs) is allowed in yards. Grass (turf), shrubs and non-cultivated ground cover must cover 75% of front yard of a Lot. All Owners must keep their turf grass at 6 inches or lower in height. Artificial plants/grass/shrubs/trees are prohibited. Invasive and noxious weed growths are prohibited from front yards of Lots.
  - b. Vegetable and herb gardens must only be planted in the rear or side yard of a Lot. No vegetable or herb gardens of any type are permissible in the front yard of a Lot.
  - c. Owners must trim and maintain their hedges and shrubs in an orderly fashion (oriental style of trimming is acceptable). Any groundcover shall not encroach public sidewalks.
  - d. Owners shall maintain their flower beds with regular weeding.

- e. No tree, shrub, or hedge planting shall be planted or maintained in such a manner as to obstruct sight lines for vehicular traffic as required by Article IX of the CC&Rs.
- f. All Owners must trim all shrubbery, landscaping and plants on private Lots in a manner so as to not impede pedestrian traffic or pose a safety risk. In addition, all branches of trees overhanging public sidewalks must be trimmed to a height of not less than seven (7) feet.
- g. Owners must edge their turf grass alongside public sidewalks.
- h. Owners do not have to obtain ACC approval for routine landscaping.
- i. If debris and other personal property located on an Owner's Lot are in public view through fenced yards, such property is subject to all applicable standards that govern the Association.
- j. Permanent/semi-permanent canopies, Pergolas, and gazebos are permitted on decks and in backyards. No structure shall cover more than 75% of the yard and shall only be located in the rear yard of a Lot.
- k. Collapsible canopies or tents shall not be left up overnight.

## **H. DOORS AND WINDOWS**

1. All storm doors must be approved prior to installation unless they meet one of the following criteria:
  - a. Full pane, clear, plain (meaning no etchings, drawings or appliqué on the glass) glass door with a frame of white, the color of the house's siding, or the color of the front door.
  - b. Doors which are composed of a top half made of glass and the bottom half of metal must be painted white, the color of the house's siding, or the color of the front door.
2. Replacement doors must be constructed of solid wood, steel, or fiberglass and in an approved color.
3. Front doors with half-circle window inserts in the upper half of the door or window door panels are permitted so long as the frame of the window is the same color as the front door.
4. French and sliding doors are permitted for patio and balcony doors.
5. Double front doors may be permitted pending ACC approval.



6. No exterior plastic covering is allowed on doors or windows.
7. Owners must promptly repair or replace within thirty (30) days all broken windows, doors and/or screens.
8. Window appliances (including, but not limited, to fans and air conditioners) which extend beyond the exterior surface of the house are prohibited.
9. If an Owner replaces a door on their home, the replacement door must be compatible with the exterior design and color of the house.
10. If an Owner replaces a window on their home, the replacement window must be compatible with the exterior design and color of the house and can be slider, double/single hung, fixed, hopper, awning or casement window style. All windows must be clear and identical in style.
11. Window grids or mullions are optional; however, if window grids or mullions are used, the Owner must use window grids or mullions on all windows on the sides of the house which are visible from the public street.
12. Owners are permitted to replace the original rear sliders with double hung windows without prior approval. However, these windows must be alike all other windows on the house in both style and color.
13. Vinyl window casements must be painted to match the paint color of the siding of the house. <sup>[L]</sup><sub>[SEP]</sub>
14. Retractable outdoor awnings are permissible in the rear yard of a Lot.

## **I. FACADES**

1. Owners shall not change trim or trim color without first receiving prior approval from the ACC.
2. Gutter extensions should drain properly away from the house and should not drain into a neighbor's Lot.
3. Temporary holiday decorations, including but not limited to lights, flags and banners that commemorate a specific holiday and are seasonally appropriate, do not need approval but are permitted to remain on the exterior of the home and the Lot for only thirty (30) days prior to and after the specific commemorated holiday.
4. Two flag/banner poles and brackets per Lot on areas in public view are permitted without ACC approval. This includes a permanent flagpole placed in the ground. Flagpoles

require an ACC application that includes location, dimensions and construction details

5. All cable wires outside the home must be in line with the downspout and gutters, be away from view, and show integration with the home.
6. All sidings must be clean and free from stains, including, but not limited to stains that are the result of mold, mildew, algae, or moss.
7. Gutters must be free from any noxious plant growth and debris.

## **J. ROOFS**

1. If an Owner repairs or replaces their roof, the replacement or repaired roof shall be compatible with the existing paint color or that of adjacent units. Roofs of brown, gray, or black do not need prior ACC approval. All other color of roofs must have prior ACC approval. Three tab/five tab and architectural asphalt shingles will be approved. Other materials will be considered on a case-by-case basis.
2. All Owners must maintain or replace their roof in a manner which assures that the exterior shingle color is sustained throughout the entire visible roof and/or matches the existing roof to the degree of the closest color match available in the marketplace.
3. Wind turbines will be considered on a case-by-case basis. Requests for approval must include a sketch of the house with changes clearly diagrammed including color, materials, location, size, location of batteries (if applicable), and other pertinent information.
4. Solar panels are permitted; however, the placement and position of said panels on the house must be approved by the ACC prior to installation. Requests/applications for approval must include a sketch of the house with changes clearly diagrammed including color, materials, location, size, location of batteries (if applicable), and other pertinent information.
5. Skylights are permitted, however an approved ACC application for the skylight is required prior to installation. Requests for approval must include a sketch of the house with changes clearly diagrammed including color, which must be compatible with the roof; materials; location; size; and other pertinent information.
6. All roofing must be free from any moss growth, mold or any black or other colored residue that is usually the result of mold or mildew or similar substances.
7. All chimneys must be free from rust or corrosion.

## **K. CLOTHESLINES**

1. Owners shall place clotheslines only in rear yards out of public view, consistent with the provisions of Article IX of the CC&Rs. Clothesline shall not be more than 30% visible

when viewed from any public street, pipestem driveway, or common area at ground level.

2. Owners must remove all clothing or other items on clothesline before nightfall.

#### **L. DISTURBANCES**

1. No noxious or offensive activity shall be carried on upon any portion of the residential Lot nor shall anything be done thereon or permitted to remain on any Lot which may be or become a nuisance or annoyance to the neighborhood.

#### **M. SIGNS**

1. Unless meeting an exception noted below in Section L, no sign, of any kind, larger than one (1) foot square shall be displayed to the public view on any Lot except temporary signs not more than four (4) square feet in area, advertising the property for sale or rent. This does not include decorative flags or banners.
2. Business signs are prohibited in residential neighborhoods, both by zoning ordinances and by the CC&Rs. However, a temporary, contractor's sign no larger than 2' ft by 2' ft may be displayed during current, active work on an Owner's Lot. The sign must be removed upon the contractor's departure from the site for more than 24 hours or the completion of the job.
3. Display signs are permitted and must be displayed on the exterior of the home and the Lot. Display signs are permitted for a maximum period of only thirty (30) days prior to and thirty (30) days after the commemorated holiday. Decorative signs celebrating the holiday must not be more than five (5) square feet in size.
4. Decorative display signs may be permitted for a maximum of one week, displaying a large-sign, celebrating a particular event (including but not limited to a weekend sporting event) which measures more than one (1) square foot.
5. Owners may display political signs of not more than four (4) square feet in preparation of a particular election, but the signs must not be displayed any more than 15 days before and 15 days after the event.

#### **N. TRASH** (see Book of Resolutions; Trash Policy)

#### **O. SATELLITE DISHES** (see the Book of Resolutions)

1. Satellite dishes are allowed by RHA standards and federal law, but there are limitations on their placement. Please refer to RHA's resolution on placement of satellite dishes and contact the ACC or the property management company, for approval before placing a satellite dish.

## **P. RECREATION AND PLAY EQUIPMENT**

1. All exterior play equipment shall only be placed in the rear yard of a Lot, must minimize the negative visual and physical impact to the community, and must be well-maintained. No peeling, rusting, extreme fading, or breaking, collapsing or fracturing portions or shall be permitted on any exterior play equipment. If exterior play equipment peels, rusts, falls apart or fades, the Owner must either remove the equipment from the exterior of his Lot or must repair or restore such equipment to its original condition. No Owner may install play equipment taller than five feet (5') without first obtaining approval from the ACC. Please keep in mind that some play equipment is subject to Fairfax County approval. Please check with the County before submitting an application.
2. Recreation and play equipment utilized for parties cannot be left up overnight. If utilized or erected for over 24 hours, ACC approval is required.
3. Temporary basketball hoops are permissible in the driveway, however, permanent basketball hoops require ACC approval before installation.

## **Q. GENERAL MAINTENANCE**

1. All Owners must maintain their masonry work and siding in good repair.
2. All Owners must maintain their private sidewalks, including the portion in front of their house and steps in good repair. Exterior carpeting that can be seen from the street, public sidewalks or common areas is prohibited. Broken or cracked public sidewalks should be reported to the management company. Snow must be removed from sidewalks within 24 hours from end of snowfall.
3. All Owners must ensure that their driveways are paved with concrete. Driveways must be maintained and kept in good repair.
4. House numbers must be legible and visible from the street. House numbers must be at least three (3) inches in size. Numbers larger than eight (8) inches are not permissible. House numbers are required by the county.
5. Owners must store all tools, including, but not limited to, lawnmowers, power equipment, ladders, construction, automotive and gardening materials, out of public view when not in use. Such tools must be stored in a location and manner which is consistent with all county fire and zoning ordinances. Owners of homes with carports may store such items on the rear half or wall side of a carport if the item is fitted with a cover or placed in a storage device or container in good repair, or out of public view.
6. Owners shall not permanently store new or used building materials in any yard, as provided in Article IX of the CC&Rs. Please contact the management company if you are planning on remodeling and will be required to store materials on your Lot during renovations for more than one week.

7. No household appliances, including but not limited to stoves, freezers, and/or refrigerators, may be stored outside on any Lot for more than 24 consecutive hours without approval from the ACC or the Board. Contact the Association's property manager to gain permission from the ACC and/or Board if you are planning on remodeling or making repairs which will require the storage of such appliances or materials temporarily on your Lot for more than 24 consecutive hours.
8. Owners are responsible for ensuring that their mailbox meets all U.S. Postal Service requirements and is maintained in good repair.
9. No horse, pony, cow, chicken, pig, hog, sheep, goat or other farm or wild animal as defined by Fairfax County ordinances shall be kept or maintained on any Lot., Common household pets may be kept and maintained provided that they are not kept, bred or maintained for commercial purposes, as provided in the CC&Rs.
10. All pets must be kept on a leash when outside of a resident's private yard as **required** by county law. All Owners are required by county law and the Association to clean up pet waste **immediately** after its deposit or owners could be subject to county fines if pets are found unleashed or pet waste is not removed. All pet waste, liquid or solid, must be avoided on private property.
11. All cable wires outside the home should be in line with the downspout and gutters or must be away from view and show integration with the home. (All homes must be in compliance by June 2019.)

## **R. MAJOR CONSTRUCTION**

No structure or addition to a structure shall be erected, placed, or altered on any Lot until the plan and specification (including elevation, material, color and texture and a site plan showing location of improvement) has been filed with and approved in writing by the Board of the Association or an ACC appointed by the Board. Structure shall be defined to include any building or portion thereof, fence, pavement, deck, patio, or appurtenances to any of the aforementioned.

Unless otherwise approved by the Association or indicated herein, all projects must be completed within thirty (30) days of commencement.

## **S. ZONING/BUILDING CODES**

The ACC will not knowingly give approval to any structure which may be in violation of the county codes. The homeowner is responsible for obtaining applicable permits from the county. Structures which are built in clear or questionable violation of local codes will be reported to the appropriate county office.

## **T. PARKING/VEHICLES**

1. No trailers, boats, boating equipment, travel trailers or camping equipment of any kind shall be permanently stored on any Lot, as provided in Article IX of the CC&Rs. Such items may be temporarily stored on the Owner's Lot for a maximum of three (3) days unless granted an exception, in writing, by the Board for a single, specified time period, not to exceed seven (7) days.
2. At no time may any wheeled motorized vehicle, trailer or boat be parked on any portion of grass of any Lot or any common area, as provided in Article IX of the CC&Rs.
3. No junk vehicle shall be kept on any Lot, as provided in Article IX of the CC&Rs.
4. Streets within the detached single family homes are maintained by the Virginia Department of Transportation and policed by the Fairfax County Police. You can report Fairfax County Parking Regulation Violations by calling the Department of Public Safety Non-Emergency phone number (703) 691-2131.

## **U. BUSINESSES**

No portion of a Lot created by the CC&Rs of the Association shall be used for any professional, industrial, mining or commercial activities except as can be and are in fact conducted from a single family home residence as provided in applicable Fairfax County ordinances, as provided in Article IX of the CC&Rs.

## **V. TENANTS**

Tenants are subject to these standards. Owners are responsible for informing their tenants of these standards and will be held responsible for ACC infractions committed by their tenants or on their Lots.

## **W. COMPLAINTS**

All complaints pertaining to violations of the standards that govern this community must be in writing and addressed to the management company. The ACC and/or Board will make an effort to keep the name of the complainant confidential.

If the ACC, Board or management company receives correspondence from a complainant alleging a violation of these Architectural Standards by another resident or member, the ACC will attempt to verify the violation. If the alleged violation can be verified independent of the complainant's correspondence, such correspondence will be kept confidential. In the event the alleged violation cannot be independently verified, the complainant citing the potential violation shall be notified that the confidentiality of their correspondence may be compromised through the enforcement process if enforcement action is to be continued based only on that complainant's initial allegation. Should the complainant then seek to withdraw their allegation, the initial allegation will remain confidential and the allegation record will

be removed from ACC, Board and management files and destroyed.

**X. MONETARY CHARGES**

(Please Reference Policy Resolution for Due Process in Enforcement Cases)

**Y. DECLARATION OF COVENANTS**

All standards not stated herein but designated in the CC&Rs, By-laws, and Articles of Incorporation shall continue to apply.

# Appendices



**APPENDIX A**  
**EXTERIOR COLORS**

## Door/Trim Colors

Color Description	Vendor/Color Name & Number	
	Sherwin Williams/ Duron	Home Depot (Behr Brand)
<b>White</b>	White	White
<b>Black</b>	Black	Black
<b>Light Tan</b>	Townhouse Tan SW7712	Venetian Mask
<b>Light Tan</b>	Tower Tan SW7704	Pale Coral
<b>Dark Tan</b>	Emerging Taupe SW6045	Riviera Clay
<b>Soft Williamsburg Blue</b>	Debonair SW9139	Coastal Vistal
<b>Dark Williamsburg Blue</b>	Waterloo SW9141	Forever Denim
<b>Chocolate Brown</b>	French Roast SW6069	Cinnabark
<b>Light Cranberry</b>	Arresting Auburn SW6034	Divine Wine
<b>Dark Cranberry</b>	Rustic Red SW7593	Chipotle Paste
<b>Ivory</b>	Paper Lantern SW7676	Polished Pearl
<b>Dark Green</b>	Jasper SW6216	Underwater

## Siding Colors

<b>Mastic Vinyl Siding by PlyGem Colors*</b>	<b>Matching Sherwin-Williams Paint Colors</b>	<b>Matching Home Depot Paint Colors**</b>
White	White	White
Almond	Softer Tan SW 6141	Sandstone Cliff 750C-3
Cameo	Ivory Lace SW 7013	Cottage White OR-W9
Everest	Let It Rain SW 9152	Chance of Rain PPU26-19
Pebblestone Clay	Cocoa Whip SW 9084	Rolling Pebble PPU7-23
Sandtone	Quinoa SW 9102	Coco N270-3
Silver Grey	Passive SW 7064	Titanium PPU24-16
Linen	Snowbound SW 7004	Silver Drop 790C-2
Classic Cream	Décor White SW 7559	Rice Cream M320-2
Desert Sand	Malabar SW 9110	Toasty Grey 30YY (Glidden)
Wicker	Antler Velvet SW 9111	Riviera Beach PPU7-O7
Sage	Techno Gray SW 6170	Biking Trail N350-3
Scottish Thistle	Unusual Gray SW 7059	Strong Winds N380-4
Victorian Grey	Essential Gray SW 6002	Cathedral Gray PPU18-14

\*If using a siding material other than vinyl or using vinyl siding other than Mastic Home Exteriors, the color must be equivalent or substantially similar to one of the Mastic Home Exteriors' siding colors.

\*\*Paint colors listed from Home Depot are for the Behr brand unless otherwise noted.

## **APPENDIX B**