

## PAINT MAINTENANCE POLICY

The Muirfield Design Standards, By-Laws and Warranty Deed require that the exterior of each house in Muirfield Village be maintained on a regular basis using approved materials. In order for Muirfield Village to retain its desirability and positive property values, property owners must exercise regular inspection and maintenance.

Each house is unique and shows age at different intervals. The amount of sun, shade, rain, type of siding and amount of insulation are things that have an effect on the exterior of the house. As properties age they require maintenance and improvements to prevent them from falling into disrepair. Regular routine inspection is essential to protecting the outside of the house. The following conditions require immediate maintenance:

- Peeling or bubbling paint
- Significant cracks
- Bare wood visible
- Mold, mildew, algae, moss, rotting, rust or other deteriorating condition
- Faded, worn appearance
- Presence of wood/surface destroying insects
- Holes in the siding or deck boards
- Evidence of water damage
- Evidence of weak base materials – spongy, rotting or other types of decay
- Gaps between materials and cracked, crumbling caulking

**Use of Color** - The color palette of a home is made up of the main body (siding), trim areas and accent colors. The overall color scheme must reflect a complimentary, unified appearance blending with the natural surroundings. Awnings, shutters and roofs must be considered in the overall color scheme. A limited number of accent colors are permitted for shutters and/or front entry doors. Changing the color on any portion of the house or undertaking a complete re-paint or re-stain requires approval from the Muirfield Design Control Committee (MDCC).

A two-color scheme is encouraged to provide visual appeal. The main body color is the predominant color on the home. The trim color must be complimentary to the main body color. In a three-color scheme, an accent color may be used sparingly to highlight a front door and shutters.

Trim areas include: windows, garage doors, entry doors, columns, trim boards, corner boards, columns, soffits, fascia, decks and porches. Also included are vents, utility pipes, gutters and downspouts. Storage sheds, fences, extended outdoor living spaces, and permanent sports equipment must also follow the same color scheme.

**Avoid:**

- Colors that are harsh or primary-colored; earth-toned colors are best;
- Colors that constitute an obvious contrast to the surrounding natural environment or other homes;
- More than three different colors or shades on a single home;
- Color used to obscure important architectural features.

Prior to starting the paint project, submit 2 copies of the application including paint chips and photos. Applications are online at [www.muirfieldassociation.com](http://www.muirfieldassociation.com) under the Design Review tab.