HARBOR POINTE
EXTERIOR PAINT STANDARDS & RULES
Effective / Revised Date: October 27, 2026

These Exterior Paint Standards and Rules establish the approved paint color, finish, application requirements, repair and replacement requirements, and maintenance responsibilities for exterior painted surfaces within Harbor Pointe. These standards are intended to maintain a consistent and cohesive exterior appearance throughout the Association.

1. Approved Trim Paint Color

When a Homeowner repairs or replaces an exterior trim or painted surface listed in Section 2, the following Harbor Pointe-approved paint color and finish must be used:

Manufacturer: Benjamin Moore
Color: Land of Liberty (440)
Product: Woodluxe® Water-Based Waterproofing Exterior Stain + Sealer
Approved Finishes: Low Lustre

Homeowners are responsible for performing or arranging for the repair or replacement of Homeowner-responsible trim and exterior surfaces. An **Architectural Application must be submitted and approved before any repair or replacement work begins**.

All repaired or replaced surfaces must be painted using the Association-approved color and finish identified above unless otherwise specifically approved in writing by the Association.

2. Surfaces Required to Use the Approved Trim Paint Color

The Harbor Pointe-approved trim paint color and finish shall be used on the following exterior surfaces:

- Balcony cap rails and railings
- Closet utility doors and surrounding trim
- Chimney spark arrestor, chimney flashing and trim
- Deck railings and caps
- Doors previously painted by the original developer
- Fascia boards
- Garage door
- Gutters, downspouts, and brackets
- Handrails
- Patio wall top lattice, caps, and gates
- Plumbing access panels and surrounding trim
- Roof metals (flashing, flues, pipes, jacks, vents, etc.)
- Surrounding front door trim
- Surrounding window and sliding door trim
- Wall vents (stove, laundry, exhaust, etc.)

Before painting, surfaces should be properly cleaned and prepared. A primer is recommended before application of the approved exterior trim paint.

3. Paint Finish Requirements

Semi-gloss and gloss exterior paint finishes are not permitted anywhere within the Association.

Exterior trim and other painted surfaces covered by these standards must use the Association-approved **Low Lustre finish**, unless another finish is specifically approved in writing by the Association.

4. Association and Homeowner Painting Responsibilities

The Association shall provide for the painting of **Association-responsible exterior painted surfaces** on a regularly scheduled basis, as determined by the Board of Directors.

All other exterior painting, repair, and replacement shall be the responsibility of the Homeowner, subject to the Association's architectural approval requirements.

5. Architectural Approval

An **Architectural Application must be submitted and approved before a Homeowner repairs, replaces, alters, paints, stains, or otherwise changes any exterior trim, painted surface, or siding covered by these standards.**

Approved colors, stains, products, sheens, and finishes may not be changed or substituted without prior written approval from the Association.

Approval of a repair or replacement does not authorize a change from the Association's approved standards unless the change is expressly approved by the Association.

6. Siding Stain Standards

Where stain is applicable, only **Association-approved siding stain colors** may be used.

All siding stain shall meet the following specifications:

Manufacturer: Benjamin Moore
Product: Woodluxe® Water-Based Waterproofing Exterior Stain + Sealer
Approved Finishes: Semi-Transparent or Solid

Only the Association-approved stain colors listed below may be used:

Stain / Color	Type	Color No.
Char Brown	Solid	2137-20
Van Buren Brown	Solid	HC-70
Maryville Brown	Solid	HC-75
Pine Cone	Solid	2106-30
Oxford Brown	Semi-Transparent	ES-67
Mahogany	Semi-Transparent	ES-60
Natural Cedartone	Semi-Transparent	ES-45
Fresh Brew	Semi-Transparent	1232

Printed or digital color representations are for reference purposes only and may not be an exact match. Homeowners should review an actual manufacturer stain sample for color accuracy **before submitting an Architectural Application**. The Benjamin Moore reference similarly recommends viewing or requesting an actual stain sample for accurate color selection.

7. Compliance

All exterior painting, staining, repair, and replacement work must comply with these Exterior Paint Standards and Rules, the Association's architectural requirements, and all other applicable Harbor Pointe governing documents.

A paint or stain that appears similar to an approved color, product, or finish is **not considered an approved substitute**. Homeowners are responsible for confirming that the required Association-approved color, product, and finish are used.

8. Board Authority

The Board of Directors may review and update these Exterior Paint Standards and Rules, including approved colors, stains, products, finishes, and application requirements, consistent with the Association's governing documents.