

**RESOLUTION / POLICY**  
**Approved Exterior House Colors and Painting Guidelines**  
**The Villas at Banbury Meadows Homeowners Association**  
**Eagle, Idaho 83616**

July 9<sup>th</sup>, 2021 (Rev #2)

- A. **Purpose:** This Resolution formalizes and reconfirms the approved exterior house colors that must be used by Homeowners/Members. The use of these colors has been in place since the initial development and construction of The Villas Community.
- B. **Location:** This policy applies to all Patio Homes within The Villas Community, Banbury Meadows, Eagle, Idaho.
- C. **Villas Architectural Review Committee (ARC) Application:** Homeowners must submit an ARC Application (at least 10 days prior to the date work is to commence) to the Association's Management Company (DSI) requesting approval for the color selected and authorization to repaint their home. An application is also required for repainting a house in the same/current colors. The ARC Application form can be obtained from DSI and can also be found on the following website:

<https://www.banburymeadows.org/page.cfm?name=Villas%20Home%20Page>

- D. **Approved Exterior Colors:** Please note the selected primary house color cannot be the same as your immediate / next door neighbor's primary house color. The following list of approved exterior house colors are available for selection by each homeowner (Primary & Trim):

**Benjamin Moore (Primary & Trim Colors)**

New Chestnut (AC-6)  
Decatur Buff (HC-38)  
Mystic Gold (HC-37)  
Greenfield Pumpkin (HC-40)  
Richmond Gold (HC-41)  
Tyler Taupe (HC-43)  
Woodstock Tan (HC-20)  
Shelburne Buff (HC-28)  
(No comparable Color available)

**Sherwin-Williams (Primary & Trim Colors)**

Cardboard (SW-6124)  
Vintage Gold (SW-9094)  
Almond Roca (SW-9105)  
(No comparable Color available)  
Tatami Tan (SW-6116)  
Woven Wicker (SW-9104)  
Mudslide (SW-9113)  
Whole Wheat (SW-6121)  
Nomadic Desert (SW 6107)

**For Trim ONLY**

Mink (# 2112-10)  
Raisin (# 1237)  
Midsummer Night (# 2134-20)

**For Trim ONLY**

Dark Clove (SW 9183)  
Rookwood Med Brown (SW-2807)  
(No comparable Color available)

Note – Garage Doors are normally painted the selected Main / Primary House Color, however Garage Doors may be painted one of the Trim ONLY Colors listed above, subject to ARC approval.

E. **The following additional Guidance is provided:**

- Home exteriors and trim must be painted in one of the approved colors outlined above.
- The trim color selected above must be compatible and in contrast with the primary house color.
- All exterior doors (back door, garage side door, etc.) must be painted the primary or trim house color. Door frames must be painted the approved trim color.
- Front doors must be finished in a compatible stained natural wood color (Not painted).

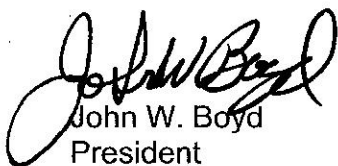
- The Main Garage Door must be painted the same color as the exterior of the main house or in one of the approved Trim Colors listed above.
- Gutters must be painted the approved primary or trim color.
- Gutter downspouts can be painted in either the approved trim or exterior color of the house.
- Exterior belly or accent bands must be painted the same primary color as the house at the point they are attached.
- Window frames, at the point the glass is set, may be painted an off-white / cream color compatible with the selected primary and trim colors (subject to approval by the Board).
- Fascia along the roof line must be painted the approved trim color.
- Soffit located under the roofline must be painted the same primary exterior color of the house.
- All raised stucco trim or accent points must be painted the primary exterior color, this includes raised stucco accent features around doors, windows, garage door, stone work, etc.
- Arbors located in the front of the house must be stained in a dark brown color approved by the Board. Arbors cannot be painted.
- Metal patio covers are permitted only over backyard patios and must be attached to the main house and be of the same or similar color as the house trim.
- Utility meters and service lines/equipment must be painted the primary exterior color or the color of the siding it is attached.
- Exceptions or variances to these guidelines must be approved by the Board of Directors.
- The original list of exterior colors was modified by the Board by adding one additional color (which is in keeping with the overall color scheme): Nomadic Desert (SW 6107). Five (5) Trim colors were also added on this date.

F. **Compliance:** The Villas Board of Directors/ARC is responsible for ensuring the above exterior colors are utilized and guidelines followed in order to maintain and enhance the Villas Tuscan Style Community and color scheme.

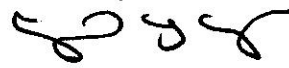
G. **Sample Color Swatches:** A binder with a complete set of color swatches can be temporarily checked out for review by homeowners at the HOA's Management Company, Development Services, Inc. For assistance contact The Villas Association Mgr., Tel # 208-939-6000.

This Resolution has been reviewed and approved by The Villas Board of Directors on July 9<sup>th</sup>, 2021.

FOR THE BOARD OF DIRECTORS:

  
John W. Boyd  
President

Cheryl Naley  
Secretary

  
Date: July 9, 2021

Date: 9 July 2021

Cc: Association Manager, DSI  
HOA Records File  
Each Villas Homeowner

Note – This Resolution updates the previous version dated June 19<sup>th</sup>, 2020, Rev #1. Main House colors remain the same; five (5) Trim ONLY Colors have been added.