

ARC Re-paint Instructions

2-15-2022

In an attempt to streamline and provide the architectural consistency to the ARC (Architectural Review Committee) process for repainting homes, the ARC and the SMHA Board of Directors have approved a unique approval track. There are three distinct approval paths a homeowner can take:

1. **Repainting the exact same color as the currently approved color**
2. **Repainting a different color than the current color**
3. **Repainting a different sub association color**

Path Option 1- repainting the exact same color as the current color

1. Will require an owner to submit an ARC modification request that has been modified recently to assist owners with this task.
2. Color selections with paint store color chips must be submitted with the application for the body, trim, garage door, soffit, fascia, gutters, downspouts, front door, and other exterior doors.
3. This application is not available for online submittal due to the custom colors that must be included in the submittal.
4. If the home is in a sub association it must be approved by the sub association prior to SMHA submittal.
5. The submittal is due the Wednesday, one week prior to the ARC meeting, that will review the submittal for approval. This time allows for committee members to consider the colors with the neighborhood surroundings.
6. This path requires unanimous approval of the ARC.

Path Option 2- Repainting a different color than the current color.

1. Requires an ARC request submittal. This may be accomplished by regular submittal or online in the near future.
2. The application requires selections for the body, trim, garage door, soffit, fascia, gutters, downspouts, front door, and other exterior doors from a lengthy list of preapproved colors.
3. No paint store color chips are required with submission.
4. No substitutions are allowable.
5. If the home is in a sub association it must be approved by the sub association prior to SMHA submittal.
6. The submittal is due the Wednesday, one week prior to the ARC meeting, that will review the submittal for approval. This time allows for committee members to consider the colors with the neighborhood surroundings. This path requires majority approval of the ARC.

Path Option 3 Repainting the home a different color but an approved sub association color.

1. Requires an ARC request submittal. This may be accomplished by regular submittal or online in the near future.
2. The application requires selections for the body, trim, garage door, soffit, fascia, gutters, downspouts, front door, and other exterior doors from a lengthy list of preapproved colors.
3. Paint store color chips are required with submission.

4. No substitutions are allowable.
5. It must be approved by the sub association prior to SMHA submittal.
6. The submittal is due the Wednesday, one week prior to the ARC meeting, that will review the submittal for approval. This time allows for committee members to consider the colors with the neighborhood surroundings. This path requires majority approval of the ARC.

- To aid owners in the process the preapproved colors will be available online www.suntreeflorida.com, in the Main SMHA office, or in The Avenue Viera Sherwin Williams Paint Store.
- Other paint company paints can be used only if they are an exact match as the preapproved colors in path option.
- A \$30.00 ARC Review Fee applies to both path options and can be paid online or by check to SMHA with the submittal.
- Maintenance of existing paint (Touch Ups) is limited to 20% of the total exterior.

Custom color requests are no longer available with these changes to the ARC Criteria. Colors that are not on the approved list or not the same as the current approved colors with unanimous ARC approval will not be considered.