**SPOA Policy 2019-1 relating to the application of the phrase, “harmony of external design and location in relation to surrounding structures and topography,” found in Article V of the Stagecoach Declaration of Covenants, Conditions and Restrictions**

WHEREAS, Article V of the Stagecoach Declaration of Covenants, Conditions and Restrictions [“Covenants”] provides that, “No building… or other structure shall be commenced, erected, or maintained … until the plans and specifications showing the nature, kind, shape, height, material and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an Architectural Committee comprised of three (3) or more representatives appointed by the Board;” and

WHEREAS, the goal of the Covenants, as stated in the preamble, is to, “secure to each individual owner the full benefit and enjoyment of his home and/or property with no greater restriction upon the free and undistributed use of his property than is necessary to insure the same advantage to other similar owners; and to insure the lasting beauty and investment value of the property…”; and

WHEREAS, the Board finds that the investment value of the Lots and the ability of Lot owners to enjoy their property is directly linked to the preservation of the natural beauty of Stagecoach; and

WHEREAS, the Board finds that the adoption of a policy concerning the colors of buildings and other structures constructed at Stagecoach will help to insure the lasting beauty and investment value of the property of all Lot owners;

NOW, THEREFORE, the Board hereby adopts and promulgates the following policy:

**I. SUBDIVISIONS WITH SEPARATE COVENANTS**

A. If an applicant owns a Lot in a subdivision that is subject to separate covenants, in addition to the Stagecoach Covenants, and if those separate covenants specify, directly or indirectly, the colors that may be used in constructing or renovating structures, then the colors specified in the separate covenants shall be permitted.

B. If an applicant owns a Lot in a subdivision that is subject to separate covenants, in addition to the Stagecoach Covenants, but the separate covenants do not specify, directly or indirectly, the colors that may be used in constructing or renovating structures, then the policies stated below shall apply, provided that the ACC shall defer to colors approved by any review board or committee established pursuant to the separate covenants, unless the colors are prohibited below.

**II. CONDOMINIUMS**

A. If the condominium declaration states, directly or indirectly, the colors that may be used in constructing or renovating structures, then the colors specified in the condominium declaration shall be permitted.

B. If the condominium declaration does not specify, directly or indirectly, the colors that may be used in constructing or renovating structures, then the policies stated below shall apply,

**III. SUBDIVISIONS NOT SUBJECT TO SEPARATE COVENANTS**

**A. New Construction**. In the case of new construction on a Lot, the proposed colors of the new structure(s) will be reviewed in two ways: The proposed colors of each of the components [roof, siding, trim, window frames, doors, decorative stone, decorative metal, etc.] will be reviewed to determine whether they meet the requirements set forth below; and the proposed color scheme of the assembled components will be reviewed to determine whether it harmonizes with surrounding structures and the surrounding natural environment. Generally, it is expected that if the component colors meet the requirements below, then the proposed color scheme will harmonize with surrounding structures since they will have been constructed with similar component colors. However, even if a proposed color scheme harmonizes with the surrounding structures, it may not harmonize with the natural environment. If the proposed color scheme detracts excessively from the enjoyment of the surrounding natural beauty, then the application to use the proposed color scheme may be disallowed. The objective is to use a color scheme that will allow the structure to blend in with the surrounding environment in a visually pleasing manner. To the extent that the Lot owner proposes a color scheme that does not blend well with the surrounding environment, the Lot owner may propose to create a better visual effect by agreeing to plant trees and other vegetation on the Lot.

**1. Roofs.**

a. Although proposed roof covering materials may contain a variety of colors [for instance, a blend of grays, browns, greens and blacks], the color of the roof will be assessed based upon the color of the roof when viewed from a distance.

b. Prohibited colors:

 i. White and black;

 ii. Yellow, orange, pink, red, blue, and purple;

c. Permitted colors:

i. Darker shades of brown, including shades that may emphasize the red or black components of the brown;

ii. Darker shades of gray, such as charcoal, and including shades that contain small amounts of other colors, including blue;

iii. Darker shades of green mixed with gray and/or black and/or brown.

d. Other colors will be reviewed on a case-by-case basis to determine whether the color blends in with the surrounding soil and vegetation.

**2.** **Siding.**

a. Although proposed siding materials may contain a variety of colors, the color of the siding will be assessed based upon the color of the siding when viewed from a distance.

b. Prohibited colors:

 i. White and black;

 ii. Yellow, orange, pink, red, blue, and purple.

c. Permitted colors:

i. All shades of brown that occur in the Stagecoach natural environment, including shades with a red or yellow tint, and including shades that are found in the clays present in the soil;

ii. All shades of gray that occur in the Stagecoach natural environment;

iii. Colors resulting from the mixture of green and gray, or green and black or green and brown and which occur in the Stagecoach natural environment [such as the color “sage”]; and

iv. In the case of unpainted corrugated metal siding, the rust color that occurs naturally when such metal is allowed to oxidize.

d. Other colors will be reviewed on a case-by-case basis to determine whether the color blends in with the surrounding soil and vegetation.

**3.** **Trim.**

a. Although proposed siding materials may contain a variety of colors, the color of the trim will be assessed based upon the color of the trim when viewed from a distance.

b. Prohibited colors:

 i. Yellow, orange, pink, blue, and purple;

 ii. Highly reflective shades of white;

c. Permitted colors:

i. Black

ii. Shades of white that do not excessively reflect sunlight;

ii. All shades of brown that occur in the Stagecoach natural environment;

 iii. All shades of gray; and

iv. Colors resulting from the mixture of green and gray or green and black or green and brown and which occur in the Stagecoach natural environment;

d. Other colors, including shades of red, will be reviewed on a case-by-case basis.

**4.** **Window frames, doors, garage doors and decorative stone.**

a. Prohibited colors:

 i. Yellow, orange, pink, blue, and purple.

b. Permitted colors:

i. For window frames: All colors that are permitted for roofs, siding and trim;

ii. For doors and garage doors: All colors that are permitted for roofs, siding and trim except black and shades of white.

iii. For decorative stone: Shades of gray and other colors that occur in the Stagecoach natural environment, including shades of brown found in the clays in the soil.

c. Other colors will be reviewed on a case-by-case basis to determine whether the color blends in with the surrounding soil and vegetation.

**B.** **Renovation of or Additions to Existing Structures**.

1. If an owner renovates or adds to an existing structure, the only permitted color scheme is the color scheme of the rest of the structure; all other proposed color schemes will be reviewed on a case-by-case basis to determine whether the colors blend with the color scheme of the rest of the existing structure.

2. If an owner proposes to change the color scheme of an existing structure then the policies stated above with respect to new construction will be applied.

**C**. **Rejection of Applications Proposing Prohibited Colors**. If the Association managing agent receives an application to construct a house or other structure using colors that are prohibited, and if the chairman of the Architectural Control Committee concurs that the proposed colors are prohibited, then the application shall be disapproved.