

Architecture Standards

Common Painting and Wood Repair Areas

As The HAMLETS houses like all houses require maintenance over the years, one common aspect of maintenance is wood repair and paint. Listed below are a couple of the most common areas of maintenance pertaining to the wood trim and its painted surface.

Wood Trim areas on The HAMLETS 3 Models with known higher percentage of issues are:

- **Wythe** – maintaining wood above front door; and dormer windows above garage (if present)
 - **Springfield** – maintain wood along bottom & sides of triple 2nd story window above garage and the round ribbed attic medallion centered at the apex of the front peak (gable) on the front of the house
 - **Barcroft** – maintain wood above living room, front small bedroom and foyer windows
- Refer to www.thehamlets.com if you do not know the model of your Lot

Painting and Maintenance of Exterior Wood Trim and Exposed Cement Foundations

- All models – maintain all wood trim on house, garage doors (if wood) and their frames
- All models – maintain wood frames around all external doors and walk-out exits
- All models – maintain painted foundation paint from chipping, flaking, and fading
- **Original Trim paint is: McCormick Exterior Flat Acrylic Latex House Paint – Super White #19100**
- **Original Foundation paint colors are: McCormick Colonial Exterior Colours** – (refer to HOA color scheme)
- All paint colors are to match original HAMLETS HOA design/color schemes

Painting and Maintenance of Shutters

- Shutters are to be attached and installed on front of house as per builder design and size
- Shutters can be replaced with shutters w/color baked-in (no painting), but
- Shutter replacements must match original design/color schemes
- **All paint colors must match original HAMLETS HOA design/color schemes**
- **Original Shutter paint colors are: McCormick Colonial Exterior Colours** – (refer to HOA color scheme)
- *Prior to installing, an Architectural Review form is to be submitted for approval*

Questions can be directed to HOA Board and/or ARB members and refer to the HOA webpage at: www.thehamlets.com for additional color samples, information, and the “Contact Us” section.