

# Amesbury West Homes Association Painting Guidelines

Effective Date: August 11, 2025

Approved by: Amesbury West Board of Directors

## 1. Purpose & Scope

The purpose of these guidelines is to preserve the architectural harmony and property values within Amesbury West by regulating painting materials, color and painting procedures. Amesbury West homeowners are responsible for painting the unit and attached privacy walls every seven years. Homeowners are responsible for the upkeep and appearance of decks and deck railings. The homeowner and contractor are responsible for all installation costs.

Homeowners with adjoining rooflines must coordinate to paint at the same time, using the same approved paint color and product to maintain a uniform appearance. If homeowners are unable to reach an agreement on color or product, the homeowners may request the Amesbury Architecture/Landscape Committee (ALC) to make the final selection.

## 2. Approved Paint Specifications and Colors

### Exterior

#### Recommended Paint Products

Excelsior Paint & Design recommends two grades of Benjamin Moore paint and offers a discount to Amesbury West residents:

- **Benjamin Moore – Aura** Coverage: 250 - 350 square feet per gallon
- **Benjamin Moore - Regal Select Exterior High Build** Coverage: 300 - 400 square feet per gallon

#### Approved Exterior Paint Colors

The following Benjamin Moore paint colors are approved and may be matched by any professional-grade exterior paint manufacturer (e.g., Benjamin Moore, Sherwin Williams Behr, etc.)

- Alaskan Husky - Code: 1479
- Gray Horse - Code: 2140-50
- Sabre Gray - Code: 1482
- Rockport Gray - Code: HC-105 (This is equivalent to the original Seagull Gray color)

**NOTE:** Color should be one of the four approved colors listed above. Any other color option must be approved by the ALC.

#### Sheen Options are flat or low luster

Consult with your painting company to determine product options. ALC and Board approval of a product does not imply endorsement.

### Exterior Details

#### Trim

- **Color** Trim on townhomes should be the same as previously used on exterior building trim. Trim on Courtyard homes trim should be the same as the color selected for the main body of the home.

- **Sheen should be** Satin or Semi-gloss.

#### **Entrance Door**

- Owners must submit an ALC Architecture/Landscaping Modification Request with a color sample for approval before painting the entrance door a new color.

#### **Decks and Hand-Railings**

- All hand- railing, if not metal, must be the same color as the siding. Metal railing must be the color of the trim.
- Decking color must match the siding or be stained a natural wood tone.
- Composite alternative decking must be natural wood toned.
- Wood decking will necessitate more frequent maintenance.

#### **Garage Doors**

- Garage doors are required to match the color and sheen of the home.

### **3. Installation Requirements**

- Work must be performed by a **licensed and insured painting contractor**.
- Work must be completed in accordance with **local and state building codes** and **manufacturer guidelines**.
- Prior to painting, appropriate repairs must be made to siding, trim, decking, gutters, downspouts, and exposed foundation masonry. Please see Amesbury West Rules and Regulation for replacement material guidelines.
- **Work hours** are limited to 7:00 AM – 7:00 PM in line with community quiet hours. Notify neighbors if work needs to occur outside these times due to special circumstances.
- Homeowners are responsible for repairing or replacing any shrubs or plants damaged during painting work.

### **4. Violations & Enforcement**

If painting work is not completed by the end of the painting season or is not completed with a compliant color, sheen or grade:

- A **written notice** will be issued.
- Homeowners may be required to **repaint** with a compliant paint color, sheen or grade at their own cost.
- Fines may be levied as per the Association's enforcement policy.