

## **Northlake HOA Architectural Rules and Guidelines**

This is the approved Northlake Color Palette, from which homeowners may pick an appropriate paint scheme for their homes. The Digital Color book is an approximation of the colors. Contact the Architecture Chair or the Property Manager, Monica Trautman, with Ross Morgan at [monicat@rossmorganco.com](mailto:monicat@rossmorganco.com) or (818) 907-6622 ext. 317 to check out a physical color book.

Any painting of the exterior of the home must go through the architectural approval process by submitting an architectural application naming the areas of the home to be painted and with which color. The following guidelines will aid you in the process of color selection and architectural application.

- Color schemes are final as is. Colors from one scheme are not interchangeable with colors from other schemes.
- Main Body and Trim colors are both required and are not interchangeable. Accent #1 and/or Accent #2 are optional.
- Homeowners may not pick a color that is the same as or very similar to their immediate neighbors, which include those to either side, across the street, or diagonally across from them.
- Color schemes are divided into two categories: those appropriate for Cool Rooves and Warm Rooves. If needed, color consultants at Dunn Edwards can help you determine if you have a cool or warm roof.
- For the submittal process, a Home Improvement form must be submitted, along with neighbor statements, and a complimentary photo rendering provided by Dunn-Edwards. To obtain a photo rendering, please contact Vanessa at our local Valencia Dunn-Edwards' store at 661-255-5301. *A digital rendering of proposed colors is required.*
- Color chips are the most accurate representation of paint colors (as opposed to digital or printed depictions). To order your own color chips and to download a pdf of your desired scheme, use COLOR ARK PRO:  
visit [www.dunnedwards.com](http://www.dunnedwards.com) from a desktop.
  - At the top of the screen, select COLORS.
  - On the left side of the screen, under Color Archives, select COLOR ARK PRO.
  - You will have the option of searching for an HOA by Zip Code, City/State, or Northlake HOA
  - Once you have located Northlake HOA, select VIEW DETAILS.
  - A separate page will appear with the approved colors.
  - Under the schemes, homeowners can select DOWNLOAD PDF. A pdf will display the selected color scheme, the 3 nearest Dunn-Edwards stores, and an account number for discounts on Dunn-Edwards paint products.
  - Homeowners can select ORDER COLOR CHIPS. The color chips for the selected scheme will automatically populate. Enter the address where you would like the color chips shipped.

For reference, here are some explanations and further details about the paint options.

- While you have to use these paint colors, you do not have to use Dunn-Edwards paint (you would have to color match it for any other paint manufacturer). However, all Northlake homeowners will receive 37% off the list price for Dunn-Edwards' manufactured products using discount number is 188517-000.
- Paint finishes
  - The stucco body of the home is to be painted in a flat finished paint. The body includes the front, back, and sides of the home, whether street facing or not.
  - Any wood siding (front, street, back, or side facing) or fascia is to be painted in a flat or eggshell finish.
  - Doors and jambs, garage doors and trim, window trim and ledges, eaves, belly band, wood accents, shutters, fences, and gates are to be painted in a semi-gloss finish. No high gloss finishes are allowed.
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- Homes shall be limited to a total of four different colors overall (Main, Trim, Accent #1, and Accent #2). A minimum of two colors are required (Main and Trim). Most homes use three colors.
- Exterior side, front, and rear doors may be painted in either the trim or accent colors. The main large garage doors (one or two car size) may only be painted in the trim color.
- All rear fences must be painted in Rust-oleum High Performance Enamel in Hunter Green in a semi-gloss finish. Side and front fences and gates may be painted in either the trim or accent color. Wrought iron Juliet balconies may be painted in either black or one of the accent colors. All wrought iron fences, gates, or balconies should be painted in a semi-gloss finish.
- Summary of Paint Color Locations:
  - Main body: main body stucco, wood siding/shingles, bump-outs such as bay windows
  - Trim: Fascia, trim, eaves, window frame and ledges, potshelf, belly band, corbels, gutters, downspouts, doors, garage doors, front/side gates and fences
  - Accents: entry doors, shutters, front/side gates and fences
    - The stucco covered pop-outs seen on some homes must be painted in a flat finish, as stated above, but may be painted in the main body, trim or either accent colors. A pop-out is any stucco-covered foam that sticks out from the body of the house.

**Roof Colors** – The paint schemes in the color palette are divided into three types: those appropriate for cool roofs, warm roofs, or either cool or warm roofs. To select a paint scheme, you must first know if you have a cool roof, warm roof, or a roof that can go either way depending on the paint selected. Your Dunn Edwards color consultant can help confirm the tone of your roof, but as a starting point, this aerial shot of a street in Northlake shows most of the roof colors available in the neighborhood labeled for their tone: C (cool), W (warm), or B (both).



**Architectural Placement** – As the definition of architectural descriptors may not be common knowledge, we have labeled examples of the architectural terms that are referenced in this document.



bump-out

corbels

belly band / trim

fascia

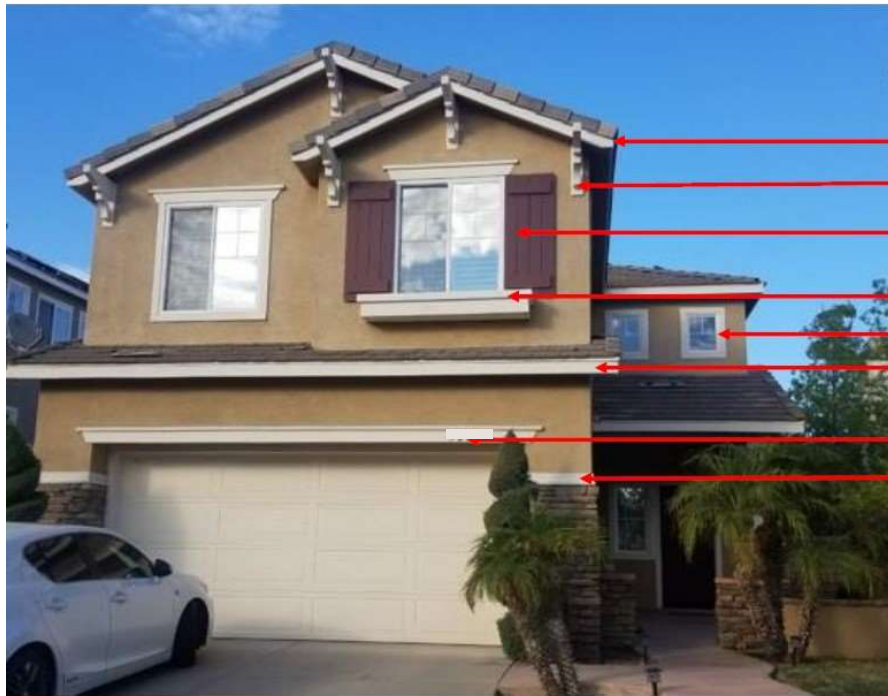
window frame  
also e.g., pop-out

corbels

belly band

columns

column base  
/ trim



fascia

corbels

shutters

potsheff

window frame

fascia

belly band /  
trim

column base  
/ trim



bump-out

Juliet balcony