



## **Approved Exterior Colors for Walls, Wood Trim / Facias, Doors, Windows, and Window Awnings if fitted**

### **Guidelines for Window Treatments and Exterior Sconce Lighting (revised December 16, 2020)**

#### **Exterior Color Specifications – using Dunn Edwards Paint reference numbers**

FOR ALL STUCCO the base color is **DRY CREEK (DE6122)**.

The color for all the WOOD FASCIA BOARD AND WOOD TRIM is **WESTERN RED (DE6090)**.

The color options for “pop-out” features (those around windows and doors), are **WESTERN RED (DE6090)** or **COPPER LAKE (DE6103)**.

The color for most Vehicle Sectional Garage Doors is **DRY CREEK (DE6122)** but these Garage Doors may also be painted in **WESTERN RED (DE6090)** or **COPPER LAKE (DE6103)**. Using one of these accent colors can be attractive if your home has no pop out features, or has an arch.

Front doors are to be in the Trim or Accent colors – **WESTERN RED OR COPPER LAKE**. Pedestrian Garage Doors of middle unit properties, where there is no direct internal entry door from the garage into the house, are to be in the same Trim or Accent color as the front door. An Architectural Improvement Approval is required prior to any change in original door design or style.

**Window and sliding patio door frames** are **BRONZE/DARK BROWN** – as originally installed - or may be **TAN/BEIGE** to blend with the DRY CREEK Stucco base color. Window and door manufacturers’ colors vary – if in any doubt that your proposed Beige or Tan color frames will blend in please obtain a sample and refer to the Architectural Improvement Committee.

The Board has set up a ‘cash account’ with Dunn Edwards – who offer Villas homeowners a discount if you wish to buy the paint yourself. Dunn Edwards is a paint and decorating supply store with outlets across Tucson. The nearest store to The Villas is located at 6741 Thornydale Rd #101, Tucson, AZ 85741. It is strongly recommended you always specify the highest quality exterior grade flat paint to ensure the longest product life in our intense hot and sunny climate.

## Villas Exterior Colors

**PLEASE NOTE:** Paint colors appear differently on computer monitors – when specifying, always use the reference numbers shown below alongside the example color



Dry CREEK  
DE6122

All Stucco – except pop outs around windows and frames



WESTERN RED  
DE6090

All Facias & Wood Trim may also be used on pop outs around windows and doors, plus on garage doors



COPPER LAKE  
DE6103

May be used on pop outs around windows and doors plus on garage doors

### Examples of External Color Use



## **Window Awnings**

### **Architectural Improvement Form is required for a new or replacement installation**

Window Awnings are to be complimentary in design to others in our Community, and the fabric in plain terracotta color. Details of the proposed design and exact shade fabric must be illustrated on an Architectural Improvement Form, and submitted for review.

## **Window Treatments - Internal blinds, shades, shutters and curtains**

The visual appearance of all the homes in our Community is important to maintain the look of a well-maintained environment. This extends to the benefit of carefully considering the window treatments Owners select, as these are of course clearly visible from outside the home. We respectfully request that window treatments should be kept in good condition and the sides of blinds, shutters, shades or curtain that are visible from outside should be in neutral shades, compatible with our external stucco approved color.

## **Guidelines for Wall Lights / Sconces**

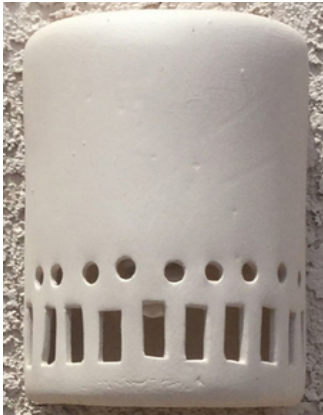
Wall Sconces on our property's exterior walls are an important feature of our community. You can help maintain an attractive night time appearance, and follow TEP guidelines and Pima County Ordinances, by fitting a suitable energy efficient 'warm white' bulb of no more than 3000 Kelvins, not a 'bulb of a bright white' or 'daylight' color temperature. As these lights on our frontages are our only street lighting it is important they are maintained and that the photocell that brings them on at dusk is working reliably. This light circuit must not be converted to be switchable by Homeowners.

Any new front light fitting is required to light both upwards (to illuminate house numbers for Emergency Responders, amongst others) and down onto the walkway. It is recommended that sconces are in an appropriate south-west style between 8 -16 in height. If they are paintable pottery or ceramic they are to be painted in The Villas approved exterior stucco, accent or trim color.

If you wish to change the existing lighting at the front, side or back of your property, an Architectural Improvement Application should be submitted. Please ensure you give full details of any proposed new sconce including a photograph, with your Architectural Improvement Application. **Follow link [Architectural Improvement Application Form](#)**



## Examples of Sconces



**For help, contact the Property Manager, Chris Bruyn at (520) 742-3018**