

August 9 2023

## The Isles of Sarasota Exterior Painting Guidelines

### General Rules

- Condo homes are excluded from these guidelines
- All painting must be approved by the ACC
- Prior to ACC approval the home must have a clean roof and no exterior issues such as broken shutters, faded house numbers, etc.
- If the owner chooses, they may retain their existing color scheme (except the shutters, if applicable, must be painted white or black)
- All color identifiers are Sherwin-Williams codes. The owner may use another brand of paint as long as the color matches. The color match must be approved by the ACC. The ACC recommends a satin finish be used.
- Owners of attached homes (villas, townhomes) must agree on a color scheme and sheen (flat, satin, etc.). Each owner must submit a separate ACC application.
- Attached home owners may each select either of the approved accent colors or the white trim color from their scheme for their front door (colors do not have to be the same)
- Both garage doors must be painted the same color (body color or white)
- Both homes must be painted at the same time

### Detached Homes and Villas (Does not include townhomes)

- An owner may select any approved color scheme. In the case of villas, owners of the attached units must agree on a color scheme, with the exception of front doors. Color schemes are available in The Isles customized color book located in the office or at the local Sherwin-Williams store.
- Side-by-side detached homes may not use the same color scheme
- Side-by-side villa pairs may not use the same color scheme
- A color scheme consists of a body color, one of two accent color choices, and one of two white choices. Colors may not be substituted among the different schemes
- Two white choices are available, a bright white or a slightly off-white. All existing white elements on the home must remain white with the exception of garage doors, front doors, and shutters (see below)
- All white elements must be painted in the same white choice
- Accent colors are for shutters, if any, and front doors. Approved combinations include:
  - Shutters – Accent color #1 or Accent color #2 or white choice or black
  - Front doors – Same accent color choice as shutters or white
  - Use of both accent colors is not allowed
- Garage doors may be painted same choice of white or the chosen body color

- Downspouts may be painted in white choice, or painted to match the color behind them (i.e., body color in front of wall or white choice in front of white trim)
- Hurricane shutter tracks may remain white or be painted the same as body color

## Townhomes

- An owner may select any approved townhome color scheme from The Isles customized color book
- A townhome color scheme consists of a pair of complimentary colors (lighter color for the second floor, darker color for the ground floor), a choice of one of two white colors (one bright white and one slightly off-white). Colors may not be substituted among the different color schemes.
- The body may be painted in the approved color pair, or alternatively, in only a single color either the lighter or darker color
- All existing white elements must remain white, with the exception of garage doors and front doors (see below)
- All white elements must be painted in the same white choice
- Garage doors may be painted in the chosen white color or in the chosen body color (same as first floor color if a pair of colors is selected)
- Front doors (located on the side of most townhomes) may be painted using the chosen white color or the unused color of the pair if only using one color for both floors, or the second-floor color if using both colors of the pair.
- For balcony doors, either both upper and lower doors may be painted in the chosen white color or both doors may be painted to match the body color on their respective floor
- Downspouts may be painted in the white choice, or painted to match the color behind them (i.e., body color in front of wall, white choice in front of white trim)

August 2023

# Architectural Change Form For Exterior Painting

Isles of Sarasota Homeowners Association, Inc.

Application Date \_\_\_\_\_ Form Number \_\_\_\_\_ Lot No: \_\_\_\_\_

Name of Homeowner \_\_\_\_\_

Isles Address \_\_\_\_\_ Phone Number \_\_\_\_\_

Email Address \_\_\_\_\_

**Application must be received no later than 4:00pm on the first Wednesday of the month in the Isles Property Manager's office for the application to be reviewed by the ACC committee at that month's meeting (second Wednesday of the month).**

**No exterior paint application will be approved until the cleanliness of roof of the home and other exterior features (broken shutters, faded house numbers, etc) meet the standards as stated in the HOA documents.**

Side-by-side homes (not attached villas or town houses) or side-by-side attached pairs may **not** be painted the same color. Homes that share a roof (town houses and villas) must be painted using the same color scheme. If the roof mates cannot agree on one of the new schemes, then the homes must remain in the original colors. The homes **must** be painted at the same time. For the new color schemes, garage doors of attached homes must be painted the same color (either the white trim choice or the house body color). Front doors of attached homes do not have to match each other (either of the two accent colors or the white trim choice).

Trim color (a choice of either SW7006 Extra White or SW7008 Alabaster) is for all the accent pieces of the home including, but not limited to, the soffit, fascia, raised trim around doors and windows, bands, quoins, balustrades, railings, columns, medallions, crown molding, etc.

Downspouts can be painted all in the white trim choice or either the white trim choice or house color to match the color of the wall behind them. Hurricane shutter tracks may be painted in the white trim choice or the house body color.

For townhomes there are two complementary house body colors for each paint scheme. The darker color is for the ground floor and the lighter color is for the upper floor. The homeowners may also agree to paint the entire home in either of the two body color choices. Front doors may be painted in either the white trim choice, the upper floor color if using both body colors, or the color scheme choice not used if only using one body color for the entire home. Both balcony doors may be painted in the white trim choice or both doors may be painted to match the house body color on their respective floor.

Color schemes are available in The Isles customized color book located in the town center or at the local Sherwin-Williams store. Sherwin-Williams color numbers are used, but paint can be from any company as long as it matches the Sherwin-Williams paint chip. If not using Sherwin-Williams paint, submit a paint chip/sample from the paint to be used. A satin paint finish is recommended. It is also advisable to obtain a paint chip sample of the desired color and check it against the home in the sun and shade since the color chips viewed on a computer may not accurately represent the actual color.

**This application expires six (6) months from the signed approval date. If home is not painted within 6 months, a new application must be submitted and the choice of color may not be available.**

**OPTION ONE** Retain the same color(s). (See the ACC for the color of your home.)

Homes on Abaco, Granaway, Belina  
 House Color SW \_\_\_\_\_ SW \_\_\_\_\_  
 Trim Color SW7006 Extra White SW \_\_\_\_\_  
 Front Door SW7006 Extra White SW \_\_\_\_\_  
 Garage Door SW7006 Extra White SW \_\_\_\_\_  
 Shutters SW7006 Extra White  
 (If applicable) SW6258 Tricorn Black

**OPTION TWO** Select a new paint scheme from approved choices

House Color SW \_\_\_\_\_ (Page \_\_\_\_ in book)  
 Trim Color SW7006 Extra White \_\_\_ **OR** SW7008 Alabaster \_\_\_  
 Front Door/ Shutter Color SW \_\_\_\_\_ From 2 choices based on House color  
 Or chose same white as trim color  
 Both door and shutter must be the same  
 Garage Door SW \_\_\_\_\_ Same as house color **OR** same as Trim

**I have read and understand the painting guidelines.**

Homeowner Signature \_\_\_\_\_ Date \_\_\_\_\_

ACC Member \_\_\_\_\_ Date \_\_\_\_\_ Approved \_\_\_ Denied \_\_\_

ACC Member \_\_\_\_\_ Date \_\_\_\_\_ Approved \_\_\_ Denied \_\_\_

ACC Member \_\_\_\_\_ Date \_\_\_\_\_ Approved \_\_\_ Denied \_\_\_