

Rustic Shores Architectural Guidelines

As of 8/2014



Types of Siding for Body of House – Prior Board Approval Required

Rustic Shores has 2 siding options:

Siding option 1

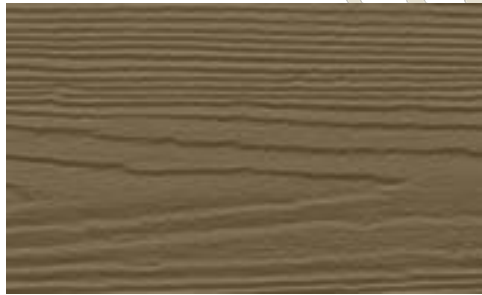
Western Red
Cedar Beveled
Siding 3/4" x 10"

Siding option 2

Hardi Plank Fiber
Cement Lap Siding
'Select Cedarmill'

Specs for Fiber Cement 'Select Cedarmill': Note color of these samples are not the actual color allowed.

James Hardie Select Cedarmill®



- Thickness: 5/16"
- Length: 12' planks
- Widths 9.250"
- Exposure 6.0"
- Factory primed

Accent Architectural Siding option – Prior Board Approval Required

LP Smartside Cedar Shake for optional accent usage.

Duplexes can incorporate the LP Cedar shakes independently. Duplexes need not be identical.

Possible areas to apply accent siding:

- Gables/Peaks
- Front Porch Areas

Must submit your plans Prior for Board Approval if you would like to use the accent siding option.

Specs for LP Smartside Cedar Panels:

- Textured
- Length: 47.94 (1218MM)
- Actual Width: 11.69 (297MM)
- Actual Thickness: .375 IN. (10MM)



Usage of Any/All Siding Subject to Board Approval

Painting Guidelines – Prior Board Approval Required

Rustic Shores has adopted 6 body colors and 3 trim colors into the architectural guidelines. The sample boards are in the guard shack for viewing. SWATCH SAMPLES ALSO AVAILABLE ON REQUEST.

Paint colors are as follows and must be adhered to. Color formula numbers below are Benjamin Moore formulas and can be cross referenced to your choice of paint/stain brand.

- **Approved color swatch will be provided to you for review and matching.**
 - Gray Body with Steele Blue Trim (Gray # match sample, Steele Blue # match sample)
 - Briarwood (Tan) Body with Annapolis Gray Trim (Briarwood # PM-32, Annapolis Gray # PM-14)
 - Middlebury (Brown) Body with Italian Marble Trim (Middlebury # HC-68, Italian Marble # 165-3 a Millennium color)
 - Hodley (Red) Body with Annapolis Gray Trim (Hodley # HC-65, Annapolis Gray # PM-14)
 - Narragansett (Blue) Body with Annapolis Gray Trim (Narragansett # HC-157, Annapolis Gray # PM-14)
 - Hampshire (Green) with Italian Marble Trim (Hampshire # HC-101, Italian Marble # 165-3 a Millennium color)

The following are regulations for single family unit paint colors:

- When you are ready to paint any exterior surface of your unit, you must submit your color choice to the board for approval using the Rustic Shores Architectural Request Form.
- You cannot paint the same color as the immediate building either to the right or left of you. A street represents a natural break. **This regulation does not apply to the current Grey Body with Steele Trim Units.

The following are regulations for Duplex unit paint colors:

- **Note: It is much preferred that a duplex building will be painted the same color on both sides.**
 - When you are ready to paint any exterior surface of your unit, you must submit your color choice to the board for approval using the Rustic Shores Architectural Request Form.
 - Duplexes are allowed to be painted different body colors if there is a defined architectural split between the units in the front of the house. If there is no split in the back of the house a 1x6 vertical trim board must be added.
 - If you choose to paint different body colors on a duplex- both side by side units must use the same trim color even if they are painting the body two different colors.
- Proposed color combinations must be approved by the board.

Garage Doors, Decks and Balcony's – Prior Board Approval Required

- The Garage doors must match the color of the trim. Deck and balcony vertical surfaces, railings, support posts must match the color of the trim.

Gutters/Downspouts – Prior Board Approval Required

- If your unit has gutters they must match the color of the trim. Downspouts must be the same color as the surface they are mounted to.

Windows – Prior Board Approval Required

- Window frame cladding and color must remain bronze.

Rustic Shores Architectural Request form for Exterior Applications, Painting, Siding or optional accent Siding. (Please check all that apply)

- Duplex owners may submit one form if all applications are to be mirrored.
- This form must be submitted before painting, adding or replacing any exterior surface of your unit or to request accent Architectural siding option.

Owner Name _____ Address _____

Owner Name _____ Address _____

☐ I would like to request approval to paint the unit listed above (check color choice below)

- ☐ Gray Body with Dark Steele Blue Trim (original Rustic Shores colors)
- ☐ Briarwood (Tan) Body with Annapolis Gray Trim
- ☐ Middlebury (Brown) Body with Italian Marble Trim
- ☐ Hodley (Red) Body with Annapolis Gray Trim
- ☐ Narragansett (Blue) Body with Annapolis Gray Trim
- ☐ Hampshire (Green) Body with Italian Marble Trim

☐ **Garage Door** – MUST MATCH THE COLOR OF THE TRIM.

☐ **Gutters** – MUST MATCH THE COLOR OF THE TRIM.

☐ **Downspouts** – MUST BE THE SAME COLOR AS THE SURFACE THEY ARE MOUNTED TO.

☐ **Deck/Balcony, vertical surfaces, posts, railings** – MUST MATCH THE COLOR OF THE TRIM.

- A color sample swatch will be issued to you by the board upon approval of your requested color choice; the color swatch must be used for exact color matching of the approved color.
(please see page 5 of this document for additional paint/stain information)

☐ **Windows** – Window frame cladding and color must remain bronze.

Optional Accent Siding request (please submit drawing of proposed usage)

☐ I would like to request approval to add accent siding per my drawing attached.

I agree to use the exact paint color match of the swatch provided to me upon approval of this request, If accent siding is to be added, I will use the exact specifications provided in the architectural guidelines and drawing attached.

Unit owner Signature _____ Date: _____

Unit owner Signature _____ Date: _____

Rustic Shores Board Approval _____ Date: _____

Additional paint information:

The information below has been provided by Lakeview Decorating.

- Rustic Shores does not require you to use Lakeview Decorating when painting your unit.

Lakeview Decorating of Kenosha WI (Jay Rzeplinski) has on record the exact paint match formulas for all colors and recommends the following:

Recommended for cedar siding, Accent siding, trim and decking:

- Cabot Solid Color Acrylic Stain for siding and trim
- Cabot Solid Color Acrylic Decking Stain for decks and porches (horizontal surfaces)

Recommended for downspouts /gutters and Hardi Plank Fiber Cement Lap Siding, trim:

- Graham Aqua Borne Ceramic Exterior Paint in the following finish:
 - 262-Acrylic Lo-Sheen

For those who choose to paint themselves or hire another contractor, Lakeview Decorating will offer an association discount on the products listed above to you or your painting contractor.

Lakeview Decorating, Inc.
6021 22nd Ave
Kenosha WI
Ph.: 262/654-2447
Email: lakeviewdecor@sbcglobal.net