

WOODS LANDING COLOR STANDARDS

The following standards pertain to the ONLY allowed brands and stain colors to be used on Dwellings and appurtenances in *Woods Landing*. The original colors of the Dwellings shall be maintained to conform to the original architectural design of *Woods Landing*. Cabot O.V.T. solid-color stains are required for all exterior surfaces, including walls, siding, decks, and fences. No other brands or colors are acceptable.

It is not permissible to use colors from other brands mixed to look like the approved Cabot colors. Other brands have not proven to be as durable and the color matches are not exact and do not weather in the same way as do the Cabot colors. Please do not make the mistake of using unapproved stains or colors for your home or you will be required to re-stain using approved stains and colors.

1. Exterior masonry and siding:

The following stain colors are approved for exterior masonry walls and siding, all are *Cabot O.V.T. solid color stains*:

<u>Mfr.</u>	<u>Color</u>	<u>Type</u>
CABOT	BEIGE	O.V.T. Solid Stain
CABOT	BLUE STONE	O.V.T. Solid Stain
CABOT	CAPE COD GRAY	O.V.T. Solid Stain
CABOT	DESERT SAND	O.V.T. Solid Stain
CABOT	DRIFTWOOD GRAY	O.V.T. Solid Stain
CABOT	DUNE GRAY	O.V.T. Solid Stain
CABOT	MISSION BROWN	O.V.T. Solid Stain
CABOT	SAGEBRUSH	O.V.T. Solid Stain
CABOT	SANDSTONE	O.V.T. Solid Stain
CABOT	SLATE GREY	O.V.T. Solid Stain
CABOT	SPRUCE BLUE	O.V.T. Solid Stain
CABOT	TAUPE	O.V.T. Solid Stain

2. **Wood Trim:** Wood trim for all Dwellings will be the following Cabot solid color stain, which is available as both a siding and deck color. Use the Cabot O.V.T. Solid Stain for siding, shingles, and trim. Use Cabot Solid Color Decking Stain for decks, fencing, and patios.

<u>Mfr.</u>	<u>Color</u>	<u>Type</u>
CABOT	BEACHGRASS	O.V.T. Solid Stain or Solid Color Decking Stain

Prior to choosing this color for trim and decks, *Woods Landing* required a custom color mix originally formulated for our community by Mark Coale, owner/manager of Maryland Paint and Decorating. That formula and color are no longer valid and homeowners should purchase only the Cabot stain shown above for trim and deck painting.

DO NOT ask for the custom wood trim color for *Woods Landing*, which is no longer used in our community. The custom wood trim color mixed by McCormick Paints is especially problematic since it is a darker, more mustard-like color.

Please Note: This color replaces the discontinued Olympic Beige Gray that used to be the required trim color as well as any other colors stipulated in prior versions of the *Woods Landing Rules & Regulations*. Homeowners who still have trim stain in any of the outdated color choices may use it until they have run out.

Discount for Woods Landing Homeowners: Homeowners should be aware that the paint stores listed herein typically offer special discount pricing for *Woods Landing* homeowners. Please remember to request the discount when ordering paint from them. **Tip:** Call ahead of time to check on the discount and to place your paint order. There may be a considerable difference in price, after discount, from one retailer to another.

Local Paint Stores that carry Cabot paint products:

Maryland Paint & Decorating
Contact: Mark Coale, Owner/Manager
209 Chinquapin Round Rd.
Annapolis, MD 21401
(410) 280-2225

McCormick Paints
Contact: Kenny Weber, Manager
6 Old Solomons Island Rd
Annapolis, MD 21401
(410) 266-5272

Clement Hardware
Contact: Gordon Clement, Owner/Manager
500 Ritchie Highway
Severna Park, MD 21146
(410) 647-4611

3. Downspouts, Masonry, Fences, Decks: Downspouts, masonry, fences, and decks may be the same color as either the siding color or the wood trim color, at the option of the Owner.

Note: It is strongly advisable to use Cabot Solid Color Decking Stain for decks. It is scuff-resistant and made to be walked on. If you use the trim paint (O.V.T. Solid) on deck and patio surfaces, the wear and tear will quickly degrade the paint and it will not last. It can be mixed using the same color formulas as any of the approved Cabot stains, including the custom trim stain.

4. Gutters: Gutters shall be the same color as the wood trim color.
5. Wrought Iron Railings: Wrought iron railings shall be painted a dull matte black exterior enamel.
6. EPCOM Approval Required: Notwithstanding these guidelines, when changing colors the approval of the EPCOM is *required*. Homeowners should obtain and complete an architectural change application and it should address the following considerations, which will be reviewed by the EPCOM:
 - A. Original colors will be preferred over changes in colors;
 - B. Colors of adjacent Dwellings in the same building will be considered in deciding the appropriate color for the application;
 - C. The overall effect that the proposed changes will have upon the architectural design of the community;
 - D. Whether the proposed color changes will require other color changes, either on the same Dwelling or on other Dwellings in the same building; and
 - E. Maintenance of the architectural integrity of *Woods Landing*.