

Sunrise Canyon HOA Board Letters

Regarding

Homeowner Compliance

with

External Paint Color Standards

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June 29, 2020

Dear Homeowner:

Recently, one of the homes in our HOA had the exterior trim painted; unfortunately, it was not painted in accordance with the HOA specified color. Upon further investigation, the board discovered that in the recent past several other homes have similarly had their exterior trim painted with a color not specified by the HOA. In all these cases, no deviation was requested or authorized by the Architectural Committee which currently is filled by the board members.

The CC&R's are specific regarding any deviations to the exterior appearance of the homes in the HOA vis-à-vis requesting approval of the Architectural Committee. A list of the authorized paint colors is on the [Sunrise Canyon HOA website](#).

The board has decided that no action will be taken at this time regarding the homes that have used unspecified colors on the exterior of their homes. However, as of this date, any homes having their exteriors painted with colors other than those specified by the HOA will be required to have them repainted using the authorized colors. Non-compliance could result in fines/assessments as authorized in the CC&R's.

Furthermore, when homeowners offer their homes for sale, either or both the Title Company and the Realtor provide the board with a form to be filled out that certifies HOA provisions such as association dues, insurance coverage, special assessments, etc. Also included on the form is some sort of statement that asks for any existing non-compliance issues. Here are some typical statements: "Do the records of the Association reflect any alterations or improvements to the unit that violate the declarations?" or "Are there any violations against this property or unit?" Accordingly, if and when the homes in the HOA that have been painted with unauthorized colors are offered for sale and the board receives the Title Company/Realtor form, the issue of using the wrong color paint will be noted on the form and the Title Company/Realtor will most likely require that the seller repaint the exterior areas with the authorized colors.

If any homeowners are planning to repaint exterior portions of their homes or make alterations/modifications of the structure, we encourage you to submit your plans to the board prior to beginning the work if there is any question of a deviation from the CC&R's or the exterior color schemes of the HOA. As for painting, we suggest you provide your painter with the attached color chart and not rely upon the painter to comply or decide which color he prefers. It is your responsibility.

We regret having to take this action. But, to maintain the integrity and appearance of our neighborhood, the board felt that we had to insist that our community comply with the CC&R's for the overall benefit of the HOA.

Sincerely,

The Sunrise Canyon HOA Board of Directors

November 12, 2020

Dear Residents:

A residence in the HOA was recently sold. However, upon inspection of the property the board noted that the trim was not in compliance with the HOA specified paint colors. The Title Company insisted that the owner follow HOA rules. It was repainted and the sale became final.

However, the owner/seller made a suggestion to the board that was reasonable and constructive. He did not know his home was painted with the wrong color when he placed his home for sale. He thought that the board should let the residents know beforehand if their homes are incorrectly painted so that they can make corrections before entering the selling process; and, if they are contemplating having their homes repainted as general maintenance.

Accordingly, the board checked each home in the HOA and identified those with incorrect paint on their trim. Each owner will be notified by a personal letter from the board.

We also noted that while many homes had their trim painted with the correct color, there were quite a few that badly needed repainting due to weathering, etc. Please check your homes to see if repainting is due. Ensure your painter uses the correct paint colors.

To reiterate the HOA policy—Prior to the sale of homes that have their trim incorrectly painted owners will be required to repaint in compliance with the HOA paint colors. This will be noted on the Title Company information form that is sent to the HOA for completion and could affect the sales process.

The Sunrise Canyon HOA External Paint Color Standards can be found on the [HOA Website](#).

Thank you,

The Sunrise Canyon Board of Directors