

Bridle Estates Homeowners' Association **Architectural Controls – Exterior Painting Reference and Guide**

This update replaces the exterior painting and reference guide dated February 26, 2021

This reference guide is being updated in conjunction with the revised **Architectural Controls and Enforcement - Recourse Policy** which was recently circulated to homeowners.

Your Board of Directors believes exterior painting is a key component to maintaining the beauty of our unique community. We have communicated the importance of keeping our homes repainted and refreshed.

When our Bridle Estates community began development in 2005, each single/pair of homes were assigned a specific paint colour and code for the siding, trim, accent and colours for deck flooring, railing and spindles and driveways. Homeowners who purchased homes here are bound by the Restrictive Covenants that have been registered against the property title. Restrictive Covenant E requires all owners to maintain the exterior colours of their homes in accordance with the paint colours and codes originally assigned to their homes by the builder.

The Board of Directors is responsible for ensuring that homeowners remain in compliance with the Restrictive Covenant concerning exterior painting. Anyone walking or driving through Bridle Estates will see that exterior colours have been appropriately maintained. There are a few exceptions; garage doors, deck railing and spindles. It is our hope that these will be resolved over time, particularly when repainting is required. **Any changes to exterior colours must be approved by the Board of Directors.**

Enforcement and Action for Recourse Added Architectural Controls Policy

The Board of Directors consulted with legal counsel in 2023 regarding the addition of an enforcement - recourse portion to our Architectural Controls Policy, which may be used where exterior changes made by a homeowner were not approved and do not comply with the architectural controls established for the community. We have been advised that if an owner is unwilling to comply with a request to remedy the situation, the Association may commence legal proceedings under the Land Titles Act to enforce the provisions of Restrictive Covenant E. The Board of Directors would therefore seek a court order requiring that the homeowner bring themselves into compliance with the Restrictive Covenant.

The listing of units and their exterior colours/codes for our entire community were updated in 2021. The summary is posted on our website and can be accessed using the following link.
https://www.bridleestateshoa.com/files/uqdf2e3cf_1d4c678ece64475a8a403a4eb31b8d00.pdf

We have once again confirmed that all the exterior colours are available either through Sherwin Williams or Benjamin Moore. A separate summary of the Sherwin Williams codes and colours is also posted on our website and a good reference tool. It can be viewed on the following link.
https://67e4aca9-3407-4e02-8ce9-a3e6ad6b5496.filesusr.com/uqdf2e3cf_ab9b1c3649aa4a12b96812d1c758f913.pdf

SIMCO our property manager is available to provide direct support to confirm exterior colours and paint codes in our community. If any confirmation is required, all homeowners need to do, is

send an email to SIMCO requesting the paint colours and codes assigned to their home. The email address is; **Joanne Pilling jpilling@simcomgt.com**.

When You Are Ready to Paint

If you are hiring a painting company to paint your home, it is extremely important that your service provider be aware of the reference and guidelines that the Board has established.

Where to Buy Paint

While there are several paint stores in the SW and SE, the following locations are recommended.

Paint Store Locations

Benjamin Moore - Midnapore Paint and Décor - 15130 Bannister Road SE (403-225-2296)

Sherwin Williams - 101-12100 Macleod Trail SE (Avenida Gate) (403-259-5800)

Both locations have a listing of the exterior colours and corresponding codes for all our homeowners. Both also offer a discount to BEHOA homeowners.

Paint Sheen:

Body and Garage Door - Flat

Trim - Satin

Accent - Semigloss

Paint Type:

Benjamin Moore - Arura

Sherwin Williams – Latitude Exterior Acrylic Latex

Deck Flooring, Railing and Spindles

The manufacturer of the composite material does not recommend re-painting. However, if homeowners are considering otherwise; we would strongly recommend that you contact the Board of Directors prior to proceeding, as some work has been completed on matching the major colours (Cedar Tone, Grey, Weatherwood and Redwood) in our community.

Your Board of Directors will continue to provide support for exterior painting information upon request and wishes to thank all owners for their co-operation in keeping up with proper exterior painting of their homes. Our Bridle Estates community benefits when all owners do their part.

“Contractor, vendor and material recommendations are provided as a convenient reference for homeowners seeking services, maintenance and repairs. It remains solely the homeowner's responsibility to verify qualifications and determine suitability.”

Approved by the Board of Directors on January 16, 2024