

HIGHLANDS COMMUNITY ASSOCIATION

DECLARATION OF COMPLIANCE - EXTERIOR PAINTING

1. A Homeowner planning to repaint their residence, and their Adjoining Neighbor who may not be planning to paint at the same time, shall complete this Declaration prior to the commencement of painting.
2. By signing this Declaration, the Homeowner declares that he/she has examined the Highlands Consolidated Architectural Standards (Standards) and he/she promises to perform the work in strict accordance with the Standards, this Declaration and with the Paint Application Illustrations REGARDLESS HOW THE HOME WAS PAINTED BY THE CURRENT OR PREVIOUS HOMEOWNER.
3. THE HOMEOWNER SUBMITTING THIS DECLARATION SHALL SELECT THEIR FLOOR PLAN AND ELEVATION TYPE AND PAINT APPLICATION SELECTION FROM THE PAINT APPLICATION ILLUSTRATIONS; AND SHALL SIGN AND ATTACH SIGNED ILLUSTRATION TO THIS DECLARATION.
4. THE HOMEOWNER SIGNING THIS DECLARATION AGREES THAT IF THEIR HOME IS CURRENTLY NOT IN COMPLIANCE WITH THE PAINT APPLICATION GUIDELINES, THAT THE RE-PAINTING OF THEIR HOME COVERED BY THIS DECLARATION WILL RESULT IN COMPLIANCE WITH THIS DECLARATION AND WILL COMPLY WITH THE APPROPRIATE PAINT APPLICATION ILLUSTRATION FOR THEIR HOME.
5. The Standards stipulate that each adjoining property owner shall agree on one paint color for the body of each building module. The Adjoining Homeowner hereby agrees to paint the body of his home the same color as noted below.
6. If both homes agree to paint their homes a different color from the existing color, both homes must be re-painted within 90 days of the completion of the first home, unless otherwise agreed to in writing between both homeowners and the Architectural Committee. Adjoining members **must** use the same paint color.
7. All colors to be Dunn Edwards paint, selected from approved paint colors list in the Standards.
8. If, for any reason, the exterior painting fails to comply with the Architectural Standards, the homeowner agrees to immediately make all necessary corrections determined by the Architectural Review Committee.

COLOR SELECTION (To Be Completed By Homeowner)

Body Color _____ **Fascia and Trim:** Bone China-DEW339

Front Door Color _____

Wood Fences and Gates, And, Stucco Walls (Check One):

Ash Grey-DEC751 Birchwood-DEC752

Metal Fences: Black

COLOR APPLICATION (Refer to Paint Application Illustrations)

Body Color – Apply Selected Body Color To All Surfaces and Trim As Indicated On Paint Application Illustrations.

Bone China – DEW339

Apply Bone China To Trim Only As Indicated on Paint Application Illustrations.

OPTIONS – The Homeowner May Apply Bone China To Any, Or To All, Of The Areas Indicated As Options In The Paint Application Illustrations.

HOMEOWNER SUBMITTING DECLARATION

Name Date

Address Model

Signature Phone

ADJOINING HOMEOWNER AGREEING TO DECLARATION

Name Date

Address Model

Signature Phone

MAIL COMPLETED DECLARATION AND EXHIBIT TO:

Architectural Desk
Keystone Pacific Property Management
16775 Von Karman Ave., Suite 100 Irvine, CA 92606
 Email: architectural@keystonepacific.com

CAMBRIA - PLAN A

Shingles – Standard Application [Base Color Scheme]

LEGEND & KEYNOTES TO HOMEOWNER AND PAINTER:

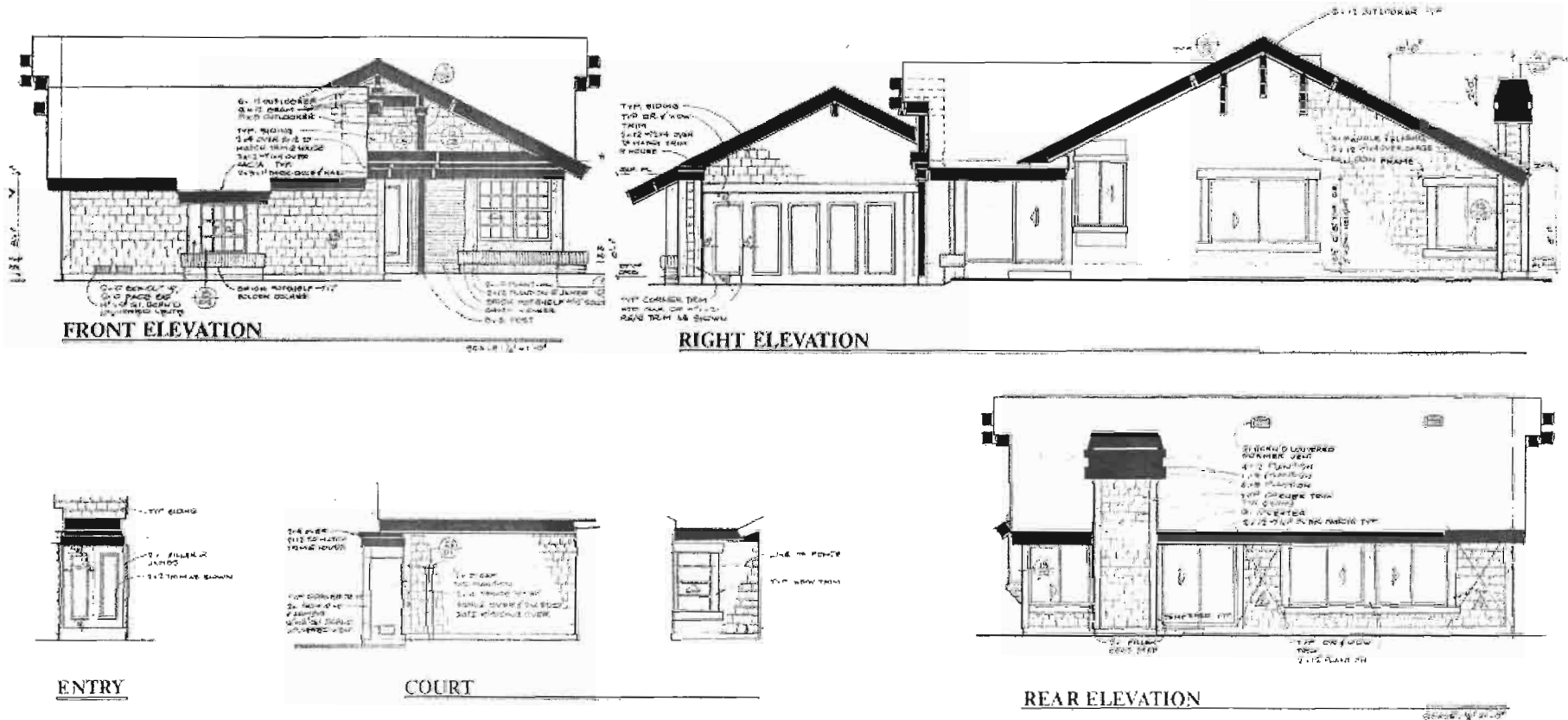
- = Bone China: Apply Bone China To Trim Only As Indicated Below
- = Body Color: Apply Body Color To All Other Surfaces and Trim

HOMEOWNER SUBMITTING DECLARATION

Signature _____

Date _____

Address _____



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CAMBRIA - PLAN A

Siding – Standard Application [Base Color Scheme]

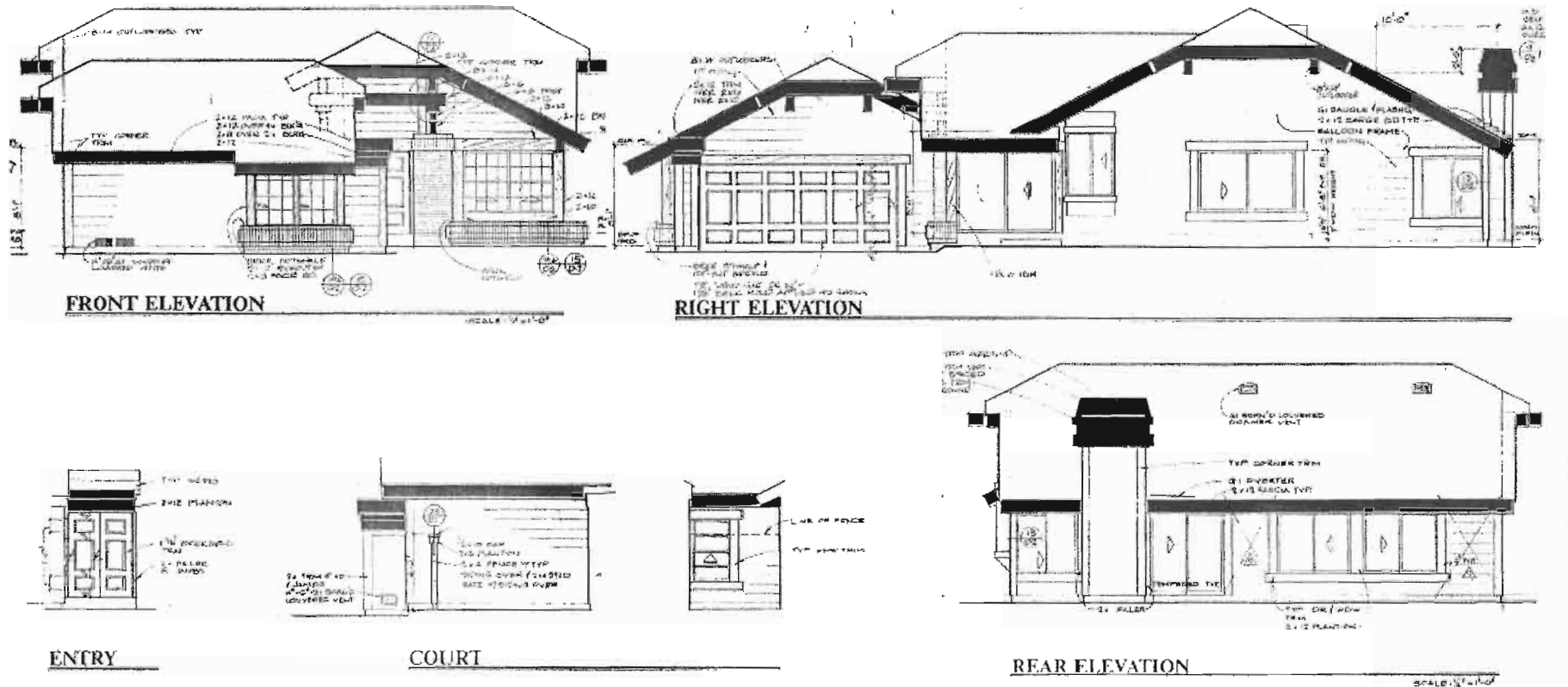
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CAMBRIA - PLAN A

Siding – Standard Application + OPTIONS

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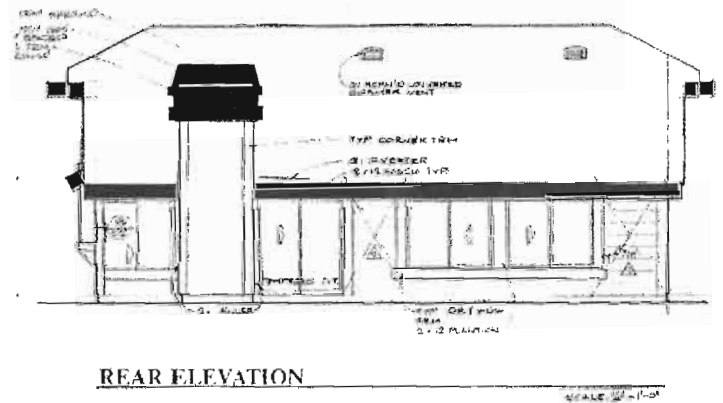
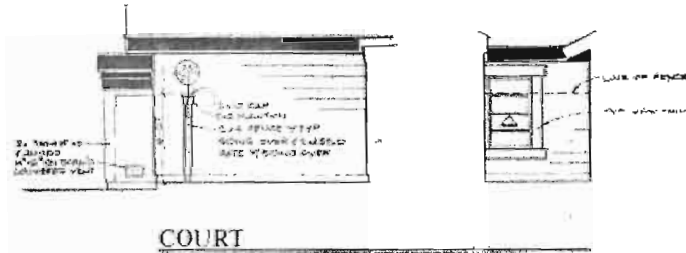
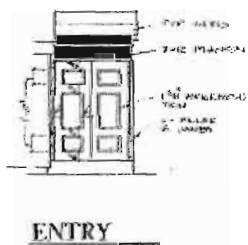
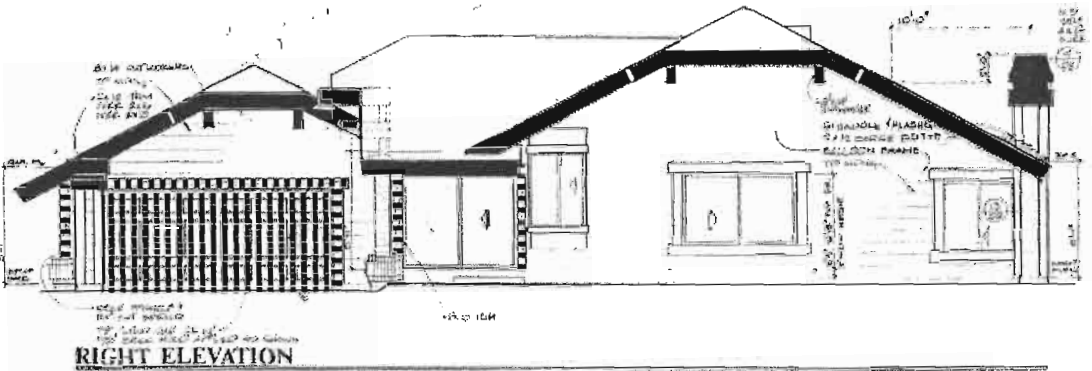
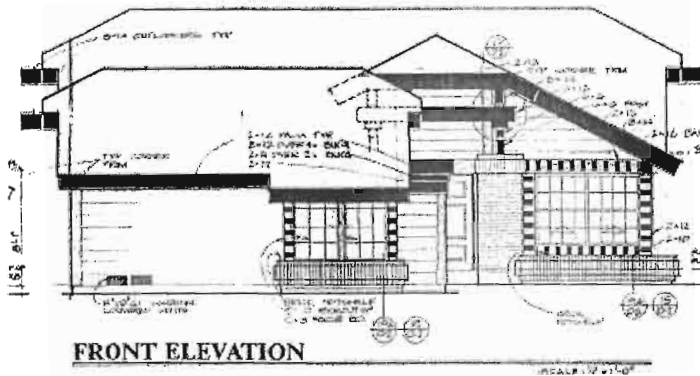
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- = Options: Homeowner May Apply Bone China To Any, Or All, Of The Areas Indicated As Options By This Symbol

HOMEOWNER SUBMITTING DECLARATION

Signature _____

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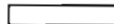


MONTECITO - PLAN B

Shingles – Standard Application

[Base Color Scheme]

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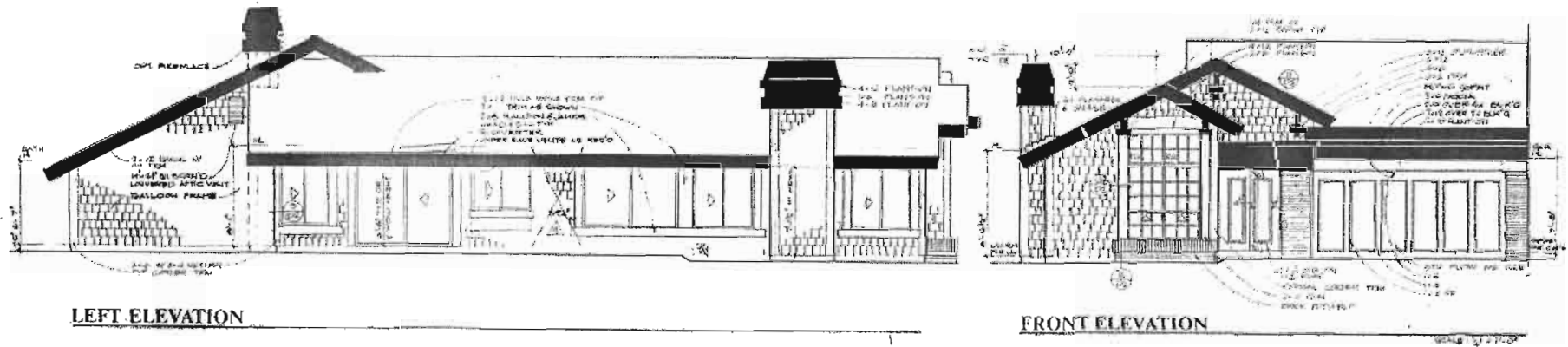
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HOMEOWNER SUBMITTING DECLARATION

Signature _____

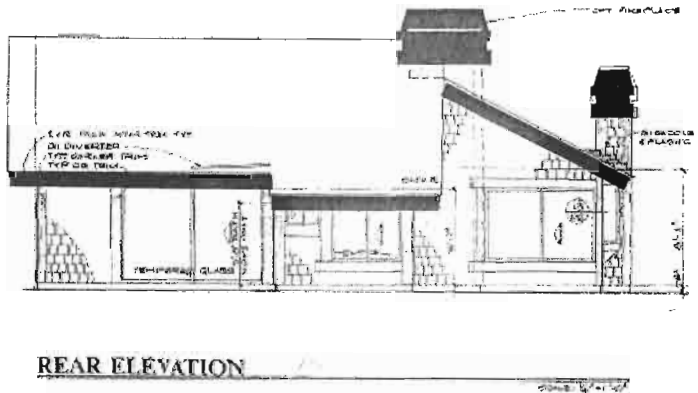
Date _____

Address _____



LEFT ELEVATION

FRONT ELEVATION






REAR ELEVATION

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MONTECITO - PLAN B Shingles – Standard Application + OPTIONS

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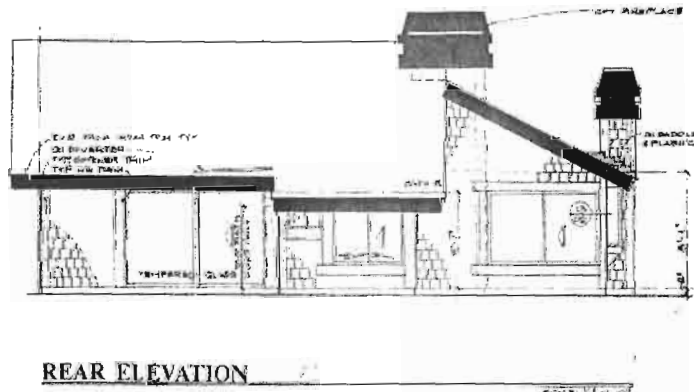
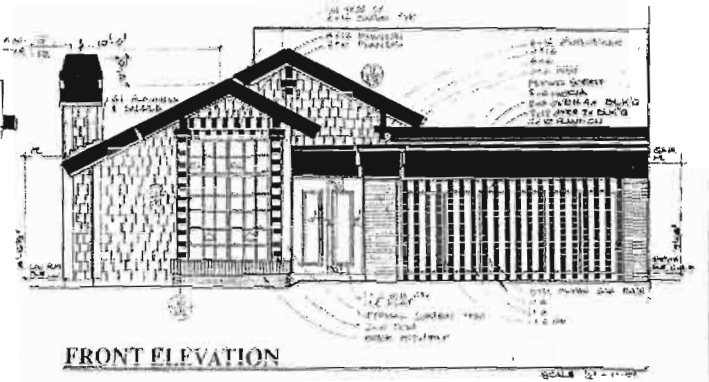
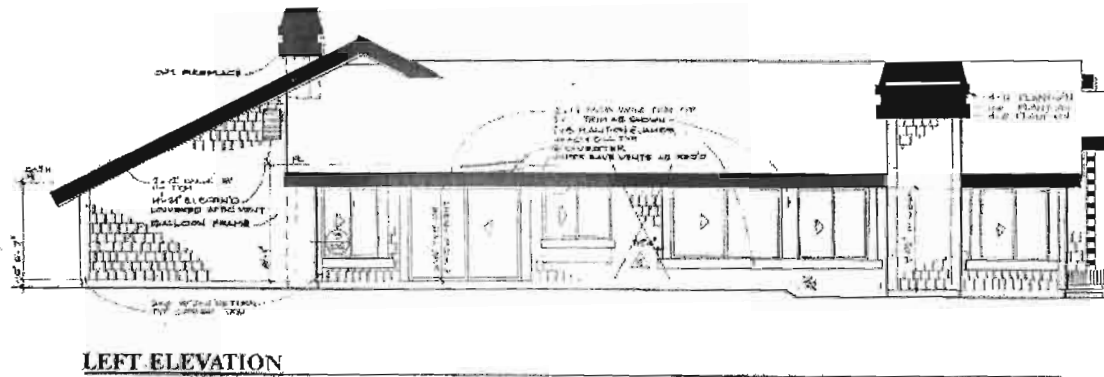
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MONTECITO - PLAN B

Siding – Standard Application

[Base Color Scheme]

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HOMEOWNER SUBMITTING DECLARATION

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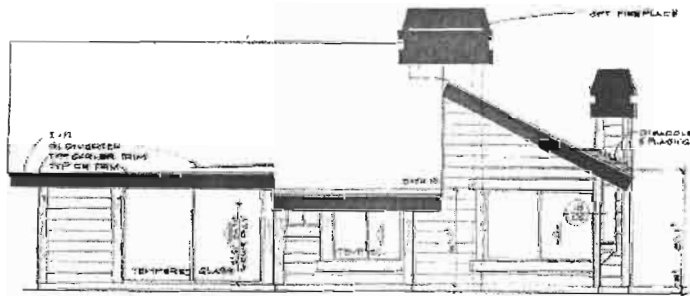
Date _____

Address _____



LEFT ELEVATION

FRONT ELEVATION



REAR ELEVATION

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MONTECITO - PLAN B

Siding – Standard Application + OPTIONS

LEGEND & KEYNOTES TO HOMEOWNER AND PAINTER:

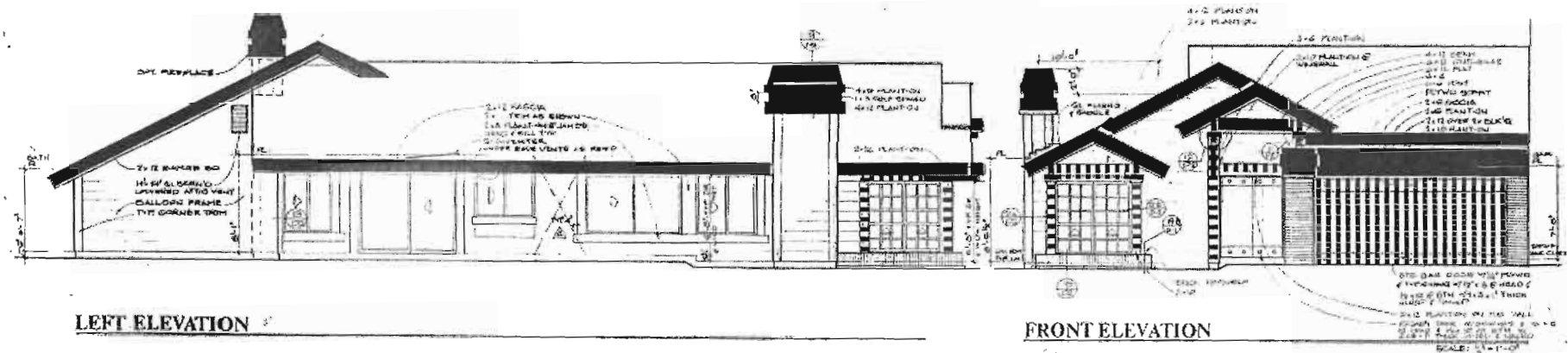
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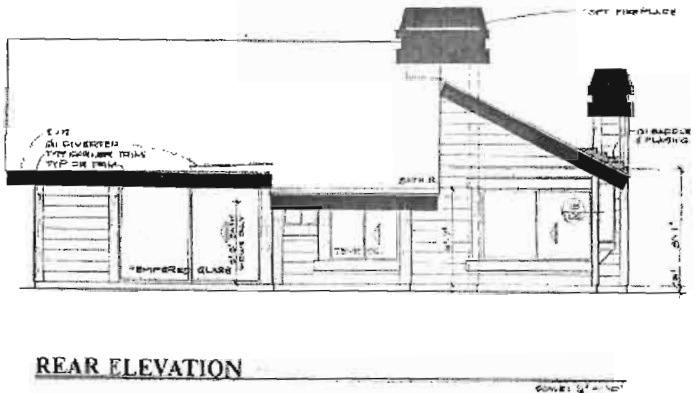
Date _____

Address _____



LEFT ELEVATION

FRONT ELEVATION



REAR ELEVATION

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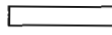
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PACIFICA - PLAN C

Shingles – Standard Application

[Base Color Scheme]

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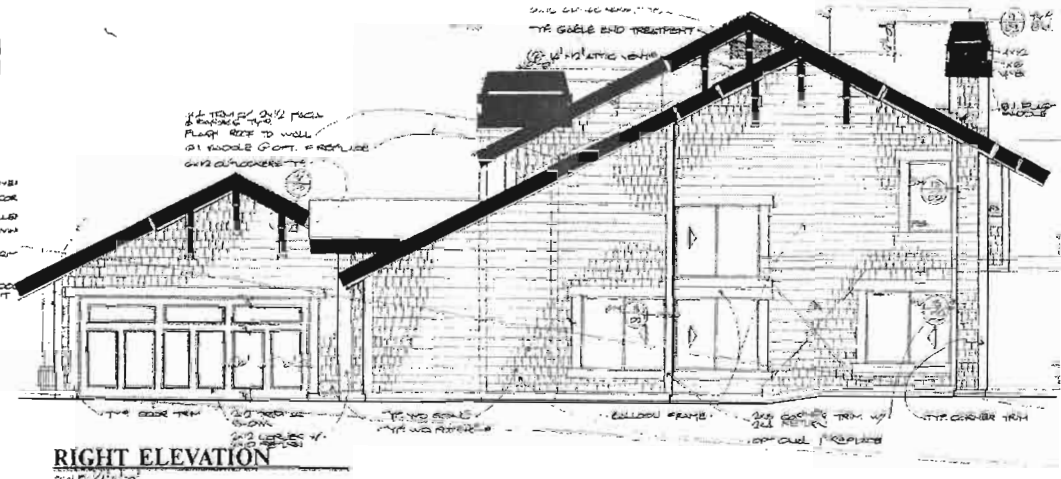
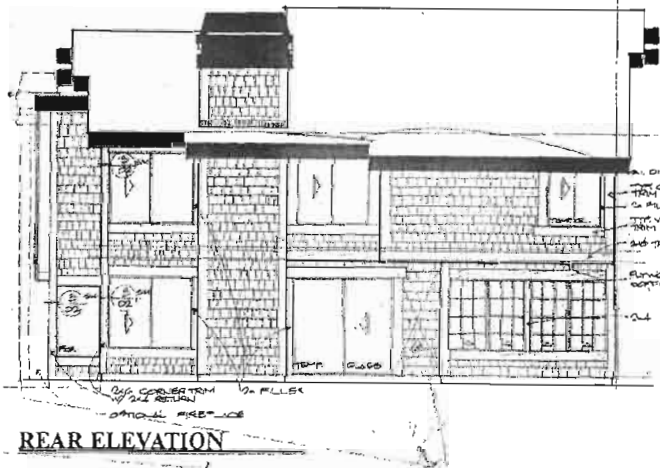
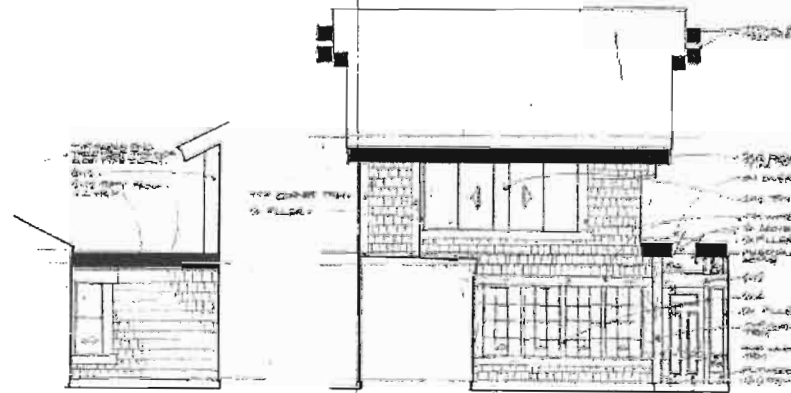
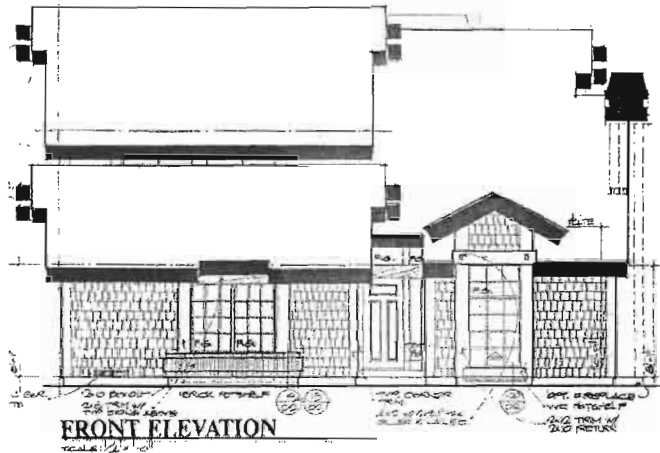
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PACIFICA - PLAN C

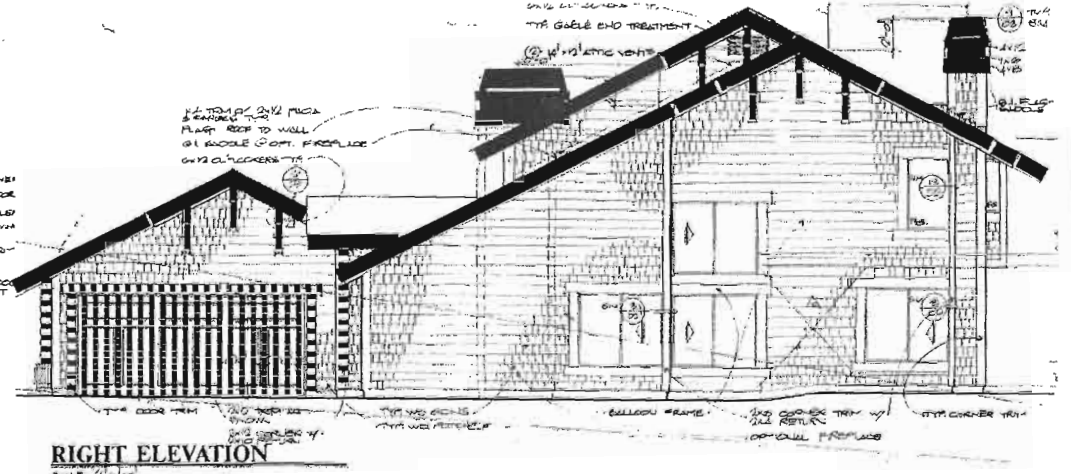
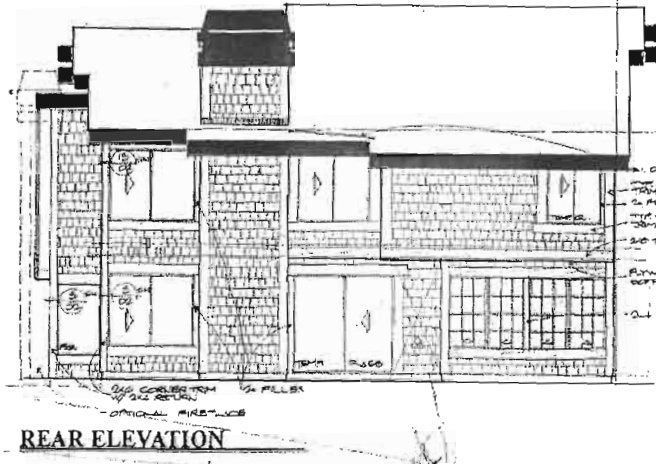
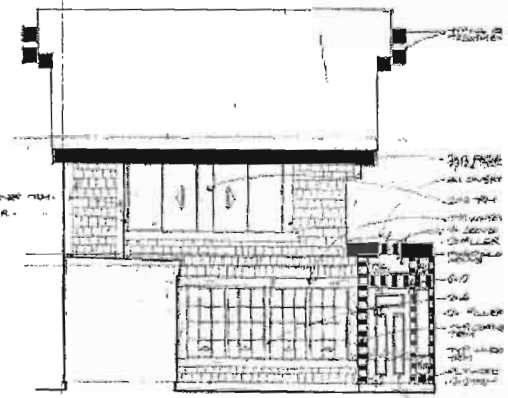
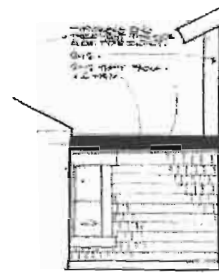
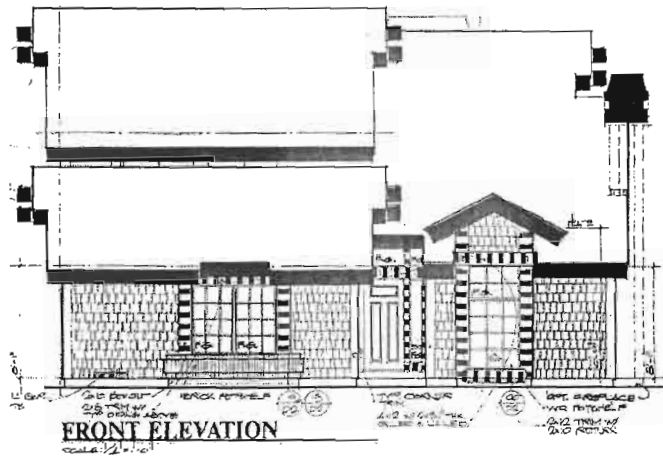
Shingles – Standard Application + OPTIONS

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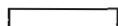
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PACIFICA - PLAN C

Siding – Standard Application

[Base Color Scheme]

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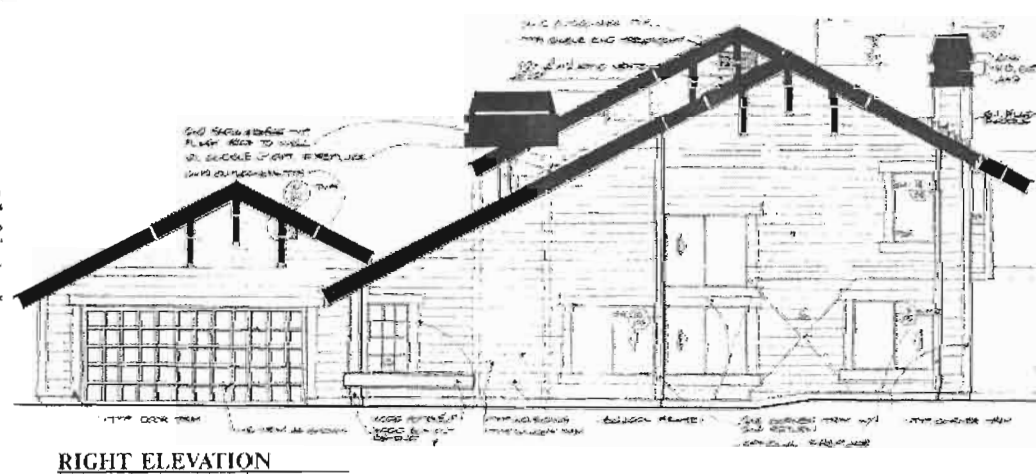
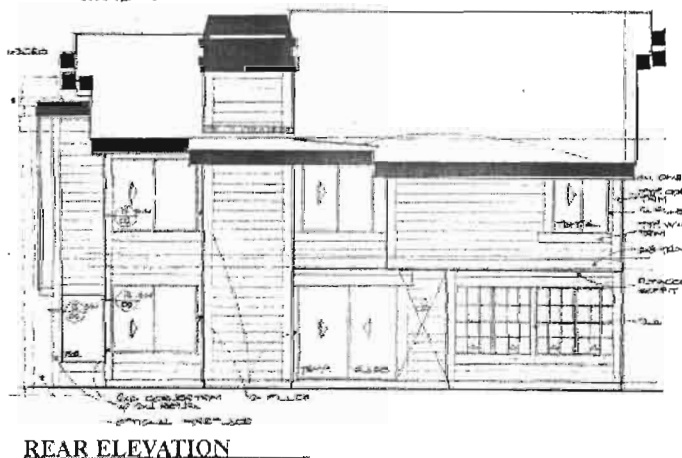
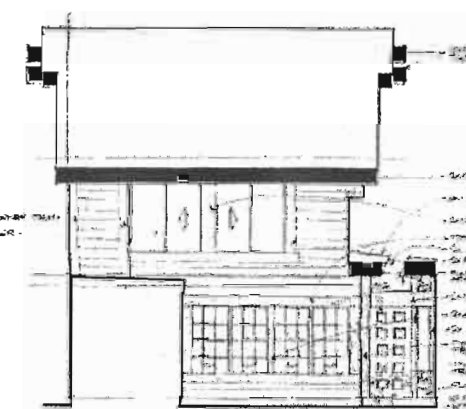
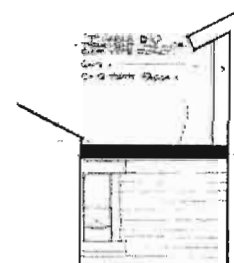
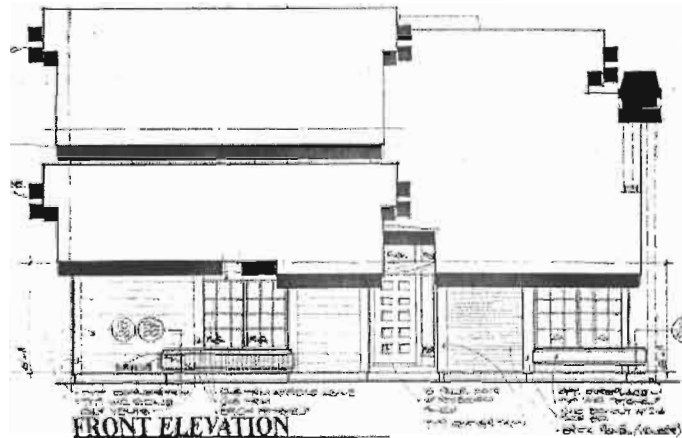
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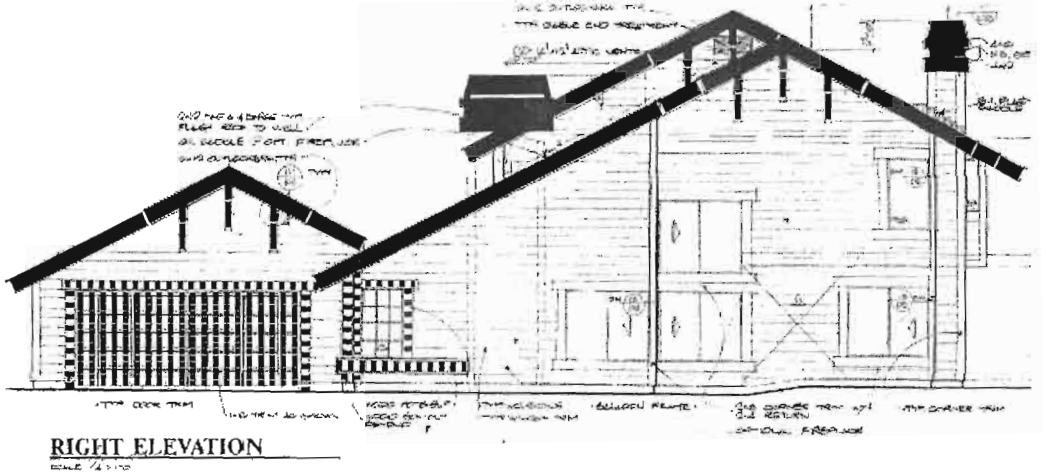
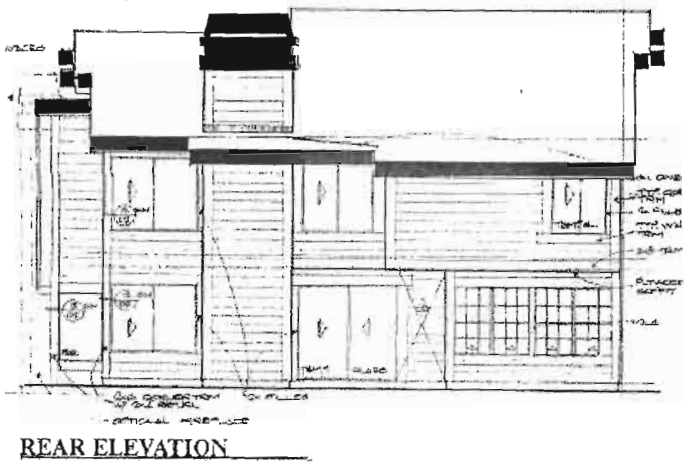
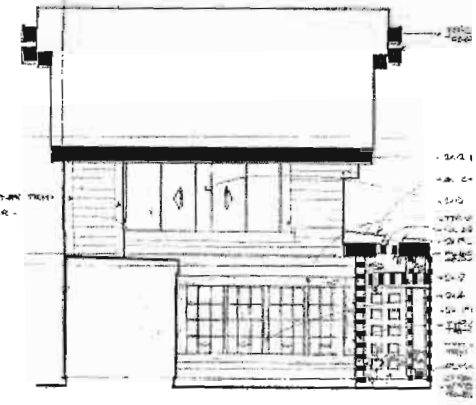
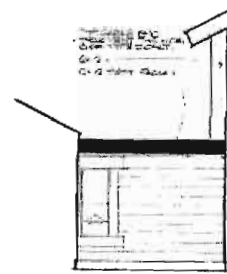
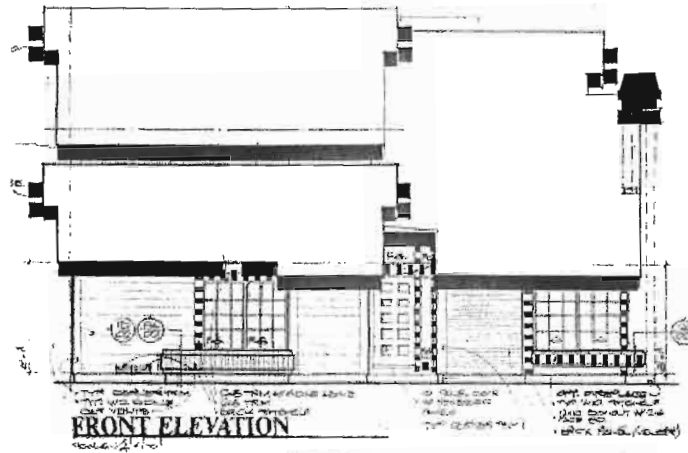
PACIFICA - PLAN C

Siding – Standard Application + OPTIONS

- LEGEND & KEYNOTES TO HOMEOWNER AND PAINTER:**
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HOMEOWNER SUBMITTING DECLARATION

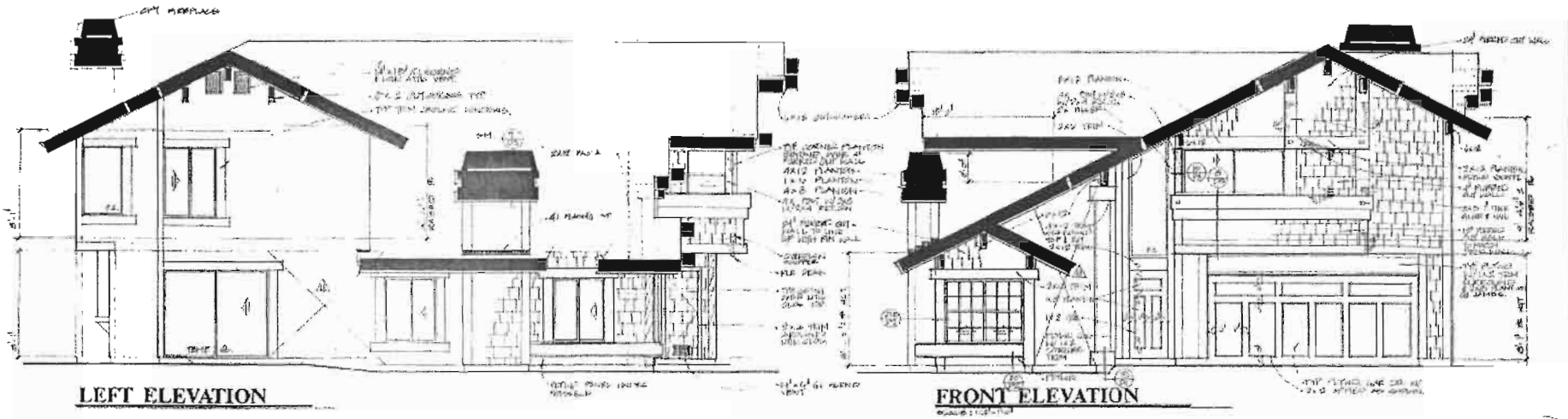
Signature _____ Date _____
 Address _____



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MIRAMAR - PLAN D
Shingles – Standard Application
[Base Color Scheme]



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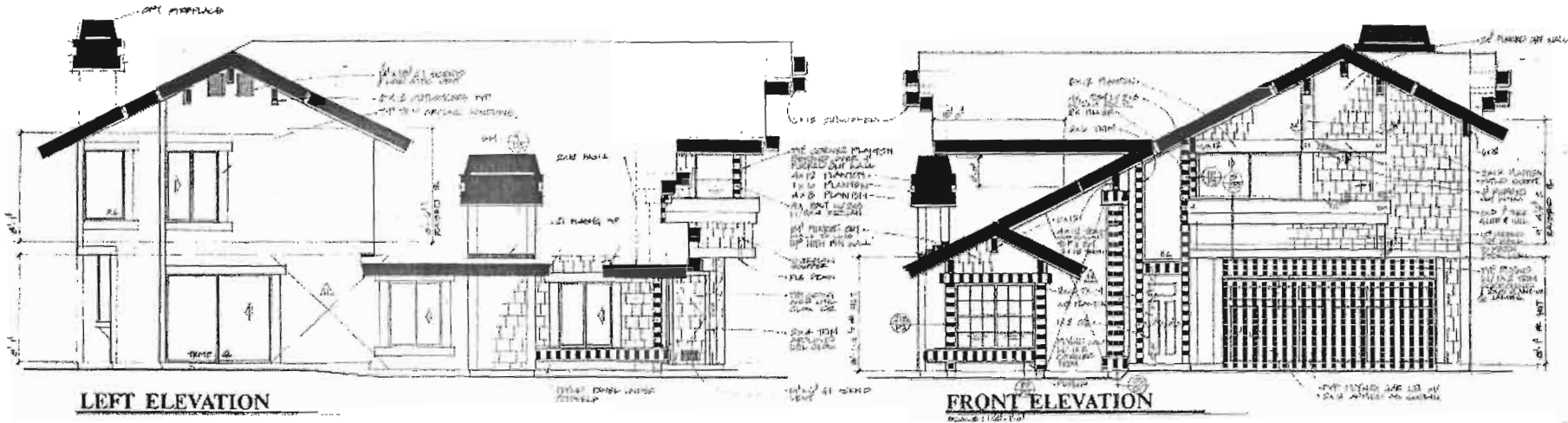
Signature _____ Date _____

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MIRAMAR - PLAN D

Shingles – Standard Application + OPTIONS



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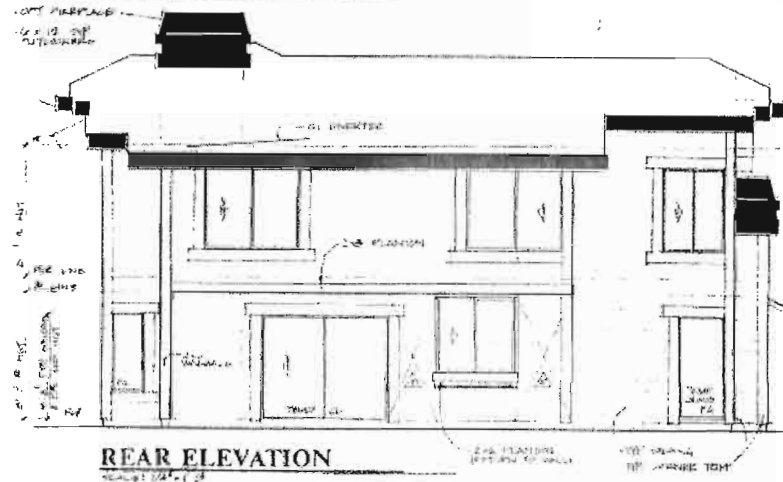
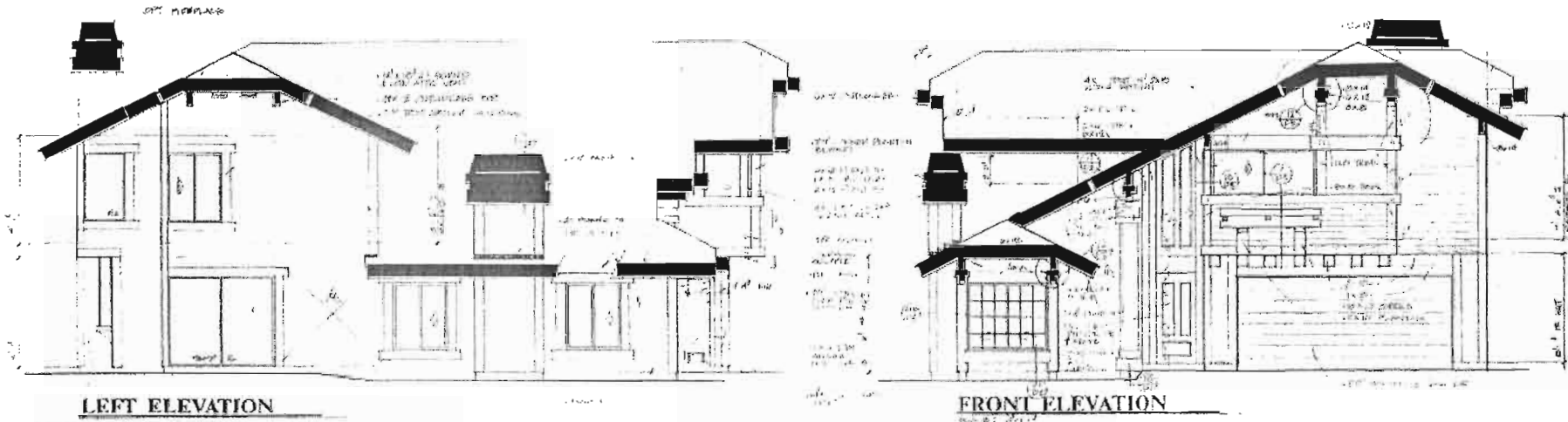
Keystone Pacific Property Management

16775 Von Karman Ave., Suite 100 Irvine CA 92606

Email: architectural@keystonepacific.com

MIRAMAR - PLAN D

Siding – Standard Application [Base Color Scheme]



LEGEND & KEYNOTES TO HOMEOWNER AND PAINTER:
 [Solid black line] = Bone China: Apply Bone China To Trim Only As Indicated Below
 [Open line] = Body Color: Apply Body Color To All Other Surfaces and Trim

HOMEOWNER SUBMITTING DECLARATION

 Signature Date

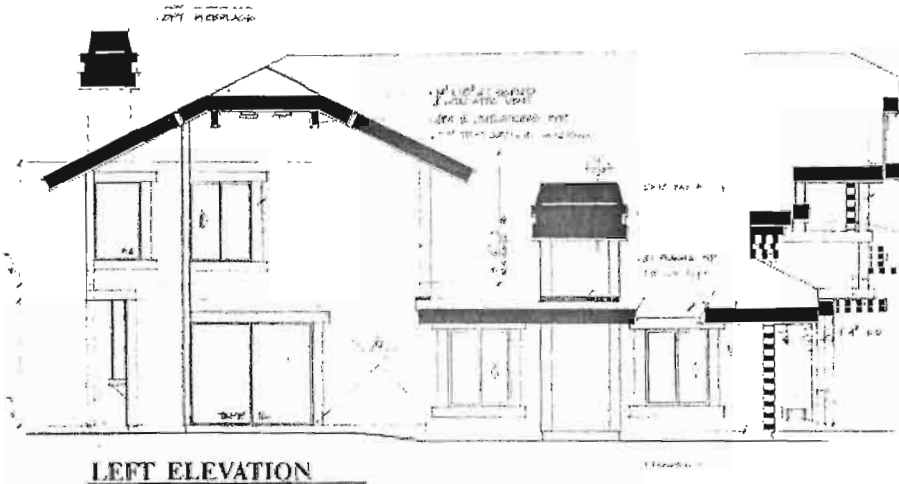
 Address

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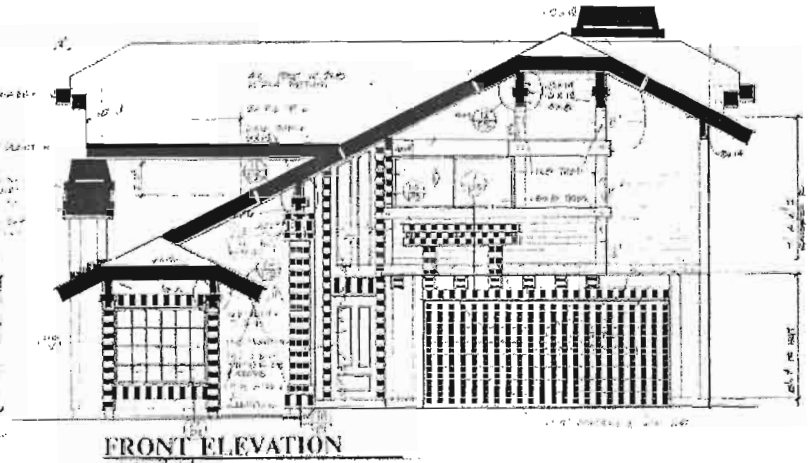
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MIRAMAR - PLAN D

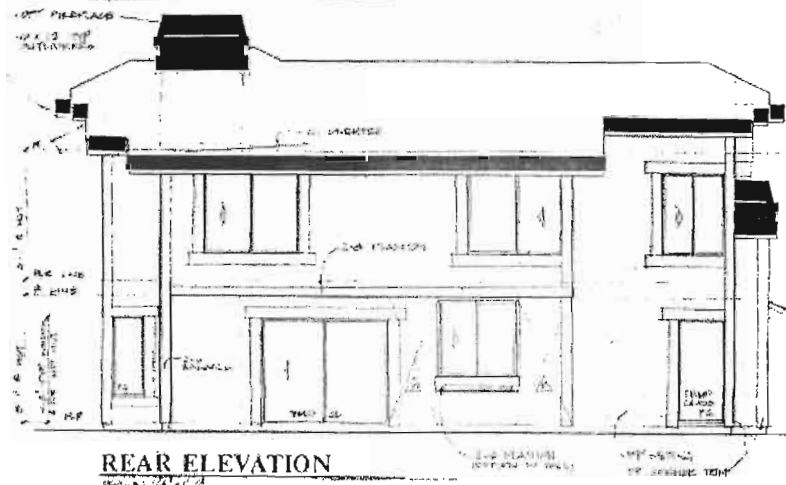
Siding – Standard Application + OPTIONS



LEFT ELEVATION






FRONT ELEVATION



REAR ELEVATION

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