

LOFT RIDGE EXTERIOR COLOR SCHEME INFORMATION

Fall 2011

1. BACKGROUND – LOFT RIDGE BASELINE COLORS AND COLOR SCHEMES

When Loft Ridge was built in the 80's, every unit was assigned a color scheme which became part of the permanent record for that home and the entire Loft Ridge community. This color scheme information should have been provided at your closing; if not, color scheme information for every Loft Ridge home is provided at <http://www.loftridge.com/> labeled “**Loft Ridge Homes and Original Color Schemes.**”

Loft Ridge color schemes and names were based on the McCormick Paint line of colors (this decision was made by the builder, and is therefore the baseline that Loft Ridge must use.) Fortunately, McCormick company representatives have been very helpful in providing color samples and formulas for each of the colors in the Loft Ridge baseline, making it easier for residents to see the various color scheme options and to purchase the correct paint at the store.

Until recently, the original color scheme assigned by the builder was the only scheme a home could be painted. In 2004, a new policy was adopted which now allows residents to paint their home any one of the color schemes and the same group of color schemes (i.e., a one-color scheme can use any of the 17 one-color schemes, a two-color scheme can use any of the 88 original two-color schemes, and a three-color scheme home can use any of the original 32 three-color schemes.)

There are currently 284 homes in the Loft Ridge community, each with a one-, two- or three-color scheme. Specifically, there are:

- 63 homes with one of 17 one-color schemes (only the homes located on Medallion and Evergreen Knoll Courts are one-color schemes);
- 179 homes with one of 88 two-color schemes; and
- 42 homes with one of 32 three-color schemes (two- and three-color schemes are located on all other streets in Loft Ridge: Caprice, Cheatham, Churchman, Gingham, Gladden, Lofthill, Marjoram and Ridge View).

One-Color Scheme Homes

A one-color scheme is comprised of one color for both the front door and decorative shingles, if decorative shingles are installed on the home – not all homes with one color schemes have these. The trim on one-color scheme homes is always Amber White. One-color scheme homes also

have porches which must be painted in one of the four McCormick brand colors: Beechwood, Beige Grey, Neutral, or Takoma. See <http://www.loftridge.com/> for the porch color and color scheme information for one-color scheme homes.

Homeowners may choose to keep their window accent and/or dormer peak accent painted the same color as their trim color OR paint these accents the same color as their front door and shutters.

Two-Color Scheme Homes

Whether your home has a two- or three-color scheme is determined by the presence or absence of a bay window; all homes located on Caprice, Cheatham, Churchman, Gingham, Gladden, Lofthill, Marjoram and Ridge View with a bay window are part of the three-color scheme group; homes on these same streets without a bay window are part of the two color-scheme group.

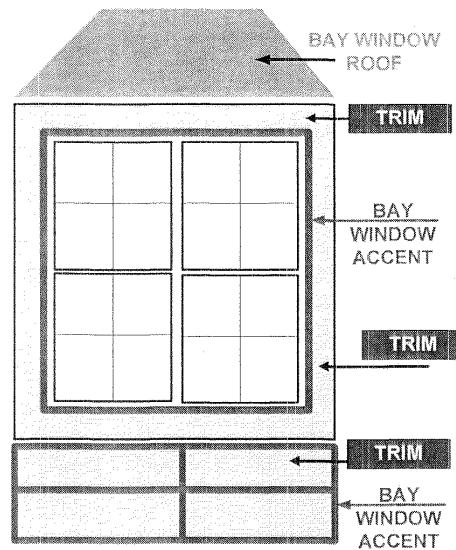
(Note: 5761 and 5771 Ridge View do not have shutters or a bay window, but do have trim and a door with the same color. These homes were assigned the same color for the trim and door by the builder, but may choose a trim and a separate door color from any of the two color schemes available.)

A two-color scheme is comprised of one color for both the door and shutters, and a second color for the trim. Unlike one-color scheme homes, the trim in two-color scheme homes varies depending on the scheme, and there is no porch color. See <http://www.loftridge.com/> for the color scheme information assigned to two-color scheme homes.

Three-Color Scheme Homes

A three-color scheme is comprised of one color for the door, shutters, and bay window accent, one color for the trim, and one color for the bay window roof; (the diagram on the next page title “**Bay Window Information**” illustrates where the trim, bay window accent and bay window roof are located on three-color scheme homes.)

BAY WINDOW INFORMATION
(For Homes with 3-Color Schemes)



Like two-color schemes, the trim in the three-color scheme homes varies depending on the scheme, and there is no porch color. <http://www.loftridge.com/> for the color scheme information pertaining to three-color scheme homes.

2. RULES AND GUIDELINES PERTAINING TO EXTERIOR PAINTING AND COLOR SCHEMES

The following links provide easy access to rules and guidelines pertaining to exterior painting guidelines, samples of the colors in the Loft Ridge baseline, and the process for obtaining approval for your desired color scheme.

Please note: color scheme changes are approved only if they adhere to all the guidelines in the Loft Ridge Handbook and follow the Request for Change and Approval Process!!

Website for the Loft Ridge Handbook: <http://www.loftridge.com/Handbook.pdf>

Website for the Request for Change form: <http://www.loftridge.com/RFC.pdf>

Samples of the Loft Ridge baseline colors have been scanned and can be viewed on the Loft Ridge website. **Please note: colors posted on the website may vary from the actual color depending on your monitor or printer. To ensure you are working with the proper colors and schemes, its best to contact Management, the ACC, or visit a McCormick store for color samples.**

- **Palette for One-Color Schemes:** <http://www.loftridge.com/OneColor.pdf>
- **Palette for Two-Color Schemes:** <http://www.loftridge.com/TwoColor.pdf>
- **Palette for Three-Color Schemes:** <http://www.loftridge.com/ThreeColor.pdf>
- **Color Scheme Information (List of color schemes by address and color formulas):** <http://www.loftridge.com/LRColor.pdf>

3. IMPORTANT THINGS TO KNOW ABOUT COLORS AND COLOR SCHEMES

Do not assume that a color scheme on the home of another Loft Ridge resident is an approved color scheme! At any time, there can be several homes painted in unapproved color schemes, (management takes care of notifying homeowners of any color violations. If a home is painted in an unapproved color scheme, the homeowner will be asked to change to an approved color scheme within a specified timeframe.)

During the latest review of Exterior Color Guidelines (Winter 2007), and in an effort to make the process easier for obtaining these older paint colors from the McCormick store (some of the colors in the Loft Ridge baseline are more than 30 years old!), the original mixing formulas for every color in the Loft Ridge baseline have been obtained from McCormick, and on the web at <http://www.loftridge.com/>. (Having these formulas means that homeowners can bring them to the McCormick store and the clerk should know exactly how to make that color.)

Even though **formulas** for all of the older Loft Ridge baseline colors are still available, many of the color **samples** for these same colors are not. For this reason, as color that is part of the **current** McCormick color line and which closely resembles an original Loft Ridge color may be substituted as a sample for a Loft Ridge baseline color (any color sample substitutions were recommended and approved by McCormick company representatives.) For example, the formula to mix the color Afghan (the first color in the original Loft Ridge baseline), is still available, but if you go to the McCormick store and look for a sample of Afghan in one of the books of wall charts, you won't find it. Therefore, Yellow Pearl (a very close representation of Afghan) has been recommended as a color sample substitute for Afghan. Use the table to find both the mixing formula for any Loft Ridge original color, as well as the color substitute to ask for it you want to see a sample (samples are available from either the ACC Committee or at any McCormick paint store; you can also view the links on the Loft Ridge website as given in Section 2 to see samples of the various color options).

It is not necessary to choose the McCormick brand when purchasing paint for your home. However, since this is the line of paint colors chosen by the builder and incorporated into the permanent record of Loft Ridge, it may be easier to obtain paint at a McCormick store using the names and mixing formulas provided. If you choose to use another paint brand, the color *must match* the McCormick color. Do not go by name alone. McCormick Brand "Hearthstone" may look at lot different than Behr brand "Hearthstone." Also, discount cards for a lifetime 10-15% discount are

available to all Loft Ridge residents wishing to use McCormick paints (please contact the ACC Committee or Management for one of these discount cards).

Please note: Loft Ridge does not endorse a particular brand of paint and there are no rules which dictate that a particular brand of paint be used; the only rules pertaining to exterior colors are that homes be painted in one of the approved color schemes and adhere to the guidelines in the Loft Ridge Handbook.

The nearest McCormick store locations are:

4601 Eisenhower Ave
Alexandria, Virginia 22304
Tel: (703) 838-0550

5918-B Leesburg Pike
Falls Church, Virginia 22041
Tel: (703) 379-0100