

Permitted Neutral Color Fence Palettes and Upkeep

All vinyl or wood fence assemblies-including posts, rails, pickets, infill boards, post caps (unless capping with solar light caps), and gates-must consist of solid, uniform factory colors within the neutral color families below. Color names reference standard product offerings readily available at major building retailers (such as Behr, *Veranda*, *Barrette Outdoor Living*, and *Weatherables* at The Home Depot):

Color Family	Permitted Characteristics	Standard Commercial Examples (Home Depot)
Traditional White or Natural	Solid, clean bright white or standard residential fence white for vinyl options. Matte or semi-matte finish. Natural wood tones for wood fences.	Vinyl: • White Wood Stains/Paints: • Clear Wood Finish • Cedar Naturaltone (ST-501)
Sand & Warm Off-White	Muted, warm desert hues and creamy off-whites that soften glare and complement light stucco/siding.	Vinyl: • Sand / Sandstone • Almond / Ivory Wood Stains/Paints: • Off White (SC-151) • Polar Bear (75) • Swiss Coffee (12)

Tan & Khaki	Light-to-medium earthy neutrals with balanced brown/taupe undertones, mimicking natural wood color. No orange/red hues.	Vinyl: • Tan • Khaki • Cedar/Walnut Wood Stains/Paints: • Desert Sand (SC-160) • Tugboat (SC-141) • Cordovan Brown (SC-104)
Soft Gray / Light Taupe	Neutral, cool-to-warm light stone grays. Deep anthracite and heavy slate are restricted.	Vinyl: • Gray • Cypress / Driftwood Neutral Wood Stains/Paints: • Cape Cod Gray (SC-365) • Slate (SC-102) • Driftwood Gray (ST-137)

Prohibited Colors & Patterns:

- Dark charcoal, black installation or bright, bold, or saturated custom colors (e.g. purple, pink, greens, blues, yellows).
- High-contrast simulated variegated patterns or faux-marbled finishes

Physical Cut-Piece / Chip Specimen: If selecting a non-white neutral (*Sand, Tan, Khaki, or Gray*), the ARC may request a physical vinyl sample chip (minimum 3" × 3") or the manufacturer cut-sheet with true-color photography to verify undertones before construction.

Maintenance & Replacement Standards: Vinyl fencing must be kept free from visible algae, mildew, and heavy soil accumulation through regular washing. Any damaged sections replaced over time must match the existing fence color and profile without visible batch discoloration. Stained and painted wood fencing must be maintained free of peeling, chipping, mildew, and significant UV fading. Northridge facing fences must have trees or shrubbery at least 3 feet tall, across the fence line within 90 days of fence installation. *Re-paneling, Re-staining or re-painting with the same previously approved neutral color **does not** require a new ARC filing.*

Permitted Finishes & Exterior Painting Guidance and Upkeep

1. General Finish Standard

- **Low-Saturation / Neutral Mandate:** Any exterior coating, paint, stain, or finish applied to fencing, posts, or gates must be a subdued, low-saturation neutral tone (e.g., white, off-white, beige, tan, taupe, or soft gray). Permitted colors include traditional neutrals (whites, off-whites, creams, beiges, tans, greiges, and stone grays) as well as muted, low-saturation architectural hues with neutral undertones (such as soft airy blue, coastal mist, subtle slate, or muted sage/olive). To qualify, any tinted color must have sufficient gray, white, or brown undertones to appear soft and understated rather than distinctly colorful.
- **Prohibited Pigments & Tones:**
 - **Neon / Fluorescent / Day-Glo:** Any paint or coating containing fluorescent, neon, luminescent, or reflective pigments is strictly prohibited.
 - **Bright & Highly Saturated Hues:** Colors exhibiting high chroma or vibrancy—including, but not limited to, vibrant yellows, electric blues, saturated greens, intense oranges, deep purples, and fire reds—are prohibited.
 - **High-Gloss Finishes:** High-gloss or mirror-like reflective paints are not permitted. All approved paints or solid stains must dry to a **flat, matte, or low-lustre exterior satin** finish.

2. Pattern, Graphics & Color Uniformity

- **Prohibitions on Patterns & Artwork:**
 - **No Multi-Color or Patterned Treatments:** Striping, checkerboard patterns, chevron/herringbone alternating colors, color-blocking, or alternating picket colors are strictly prohibited.
 - **No Full Murals, Graphics, or Lettering:** Road facing surfaces (front and side of home where applicable) may not feature stenciling, hand-painted murals, decals, logos, artistic illustrations, or decorative painted graphics of any kind that take up more than $\frac{1}{4}$ of the total surface area (No more than $\frac{1}{4}$ of garage door or more than $\frac{1}{4}$ of any total wall area of all walls combined). Non-street facing sides or walls contained within a pool cage are exempt from this guideline.
 - **No Distressed / Specialty Textures:** Sponged, splattered, faux-patina, tie-dye, faux-distressed, or multi-tone rag-rolled paint techniques are not permitted.

3. Painting & Maintenance

- **Condition Standard:** Painted surfaces must be kept in good repair. Noticeable peeling, bubbling, blistering, chalking, or UV-bleaching requires timely repainting within 6 months with the original ARC-approved guidelines.

When submitting non-traditional neutrals (such as muted blues or grays with cool undertones), the ARC will evaluate the color's saturation and light-reflectance value (LRV) to ensure it harmonizes with the neighborhood.

Quick "At-a-Glance" Guide for Residents

Permitted (Subdued & Neutral)	Strictly Prohibited (Loud & Saturated)
Soft Airy Blue / Blue-Gray / Slate Mist/Navy	Royal Blue / Cobalt / Electric Blue/ Hot Pink/ Barbie Pink/ Purple
Muted Sage / Driftwood Olive	Kelly Green / Lime / Mint / Bright Forest
Warm Creams, Off-Whites & Beiges	Bright Canary Yellow / Goldenrod
Classic Whites, Greiges & Taupes	Neons / Day-Glo / Fluorescents (Any Hue)
Stone & Cape Cod Grays	High-Gloss / Reflective Finishes