



Lanier Lakes
Homeowners Association, Inc.

TO: Lanier Lakes Home Owners
FROM: Lanier Lakes Board of Directors
DATE: September 21, 2018
SUBJECT: Architectural Community-Wide Standards

Lanier Lakes Community began through the probated Protective Covenants for Lanier Lakes Subdivision on August 22, 2005 by Adams Homes. As our community ages and original owners sell we can quickly lose sight of the original intent of this Craftsman-style community and the materials used to create it.

Our first ARC Chairman spent many hours with Adams Homes ferreting out what materials were used to create Lanier Lakes. You can find the “Community-Wide Standards” on www.lanierlakeshoa.org for your perusal and use should you ever wish to replace anything on the exterior of your home.

Please note that we have 16 colors for three different types of shutters identified in the document. We have color matched those shutters with Sherwin Williams for the coordinating paint color for your front door. ~~Your front door color and shutter color should be the same in keeping with Community-Wide Standards. You do not have to use Sherwin Williams, but provide the color number and name to whatever paint vendor you choose.~~ → (See page 9 for update)

For your convenience the ARC has gathered the colors for both shutters and door color for you to check out to investigate new colors on your own, if you wish. Please contact us at board@lanierlakes.org.

As a reminder, any changes to the exterior of your home requires must go through the ARC; ARC Process, ARC Request Form, Neighbor Awareness Form, and Completion Form.

Reach out to the Board of Directors should you have any questions board@lanierlakes.org or if you would like to volunteer some of your valuable time to the ARC and for your community.

Front Entry Door

All front entry doors are manufactured by Masonite, are of Craftsman or 6-panel style. They are all painted with a white primer. They can be purchased at Huntsville Lumber.



Note: The front entry door must be painted to match the color of the shutters. If the home has no shutters, the door must be painted one of the standard colors offered for the shutters (see below). Full oval window feature is also available under special order.

Special Note: Storm doors must be full view matching the color of the front entry door.

Shutters

All shutters are vinyl and are manufactured by The Tapco Group and are of the brand name “Builders Edge”. They come in three styles; Raised Panel, Louvered, or Board & Batten. These shutters may be ordered or purchased at Home Depot in sixteen specific colors



Door and Shutter Colors

The recommended paint provider for the exterior for this community is Sherwin-Williams. The only thing you should ever need to paint on the outside of your home is your front door or possibly the color of your shutters, although painting your shutters is not recommended because of the composition of the vinyl – polystyrene verses polypropylene – and paint adhesion.

NOTE: If you find your shutters fading from sun exposure, purchase an excellent product called “Rejuvenate Restorer Wipes” and can be found at Home Depot or amazon.com. Several home owners have testified that this product works great!

Colors



Builder's Edge Shutter Color	Sherwin-Williams Corresponding Paint Color
001 – White	SW685 – Dover White
002 – Black	SW6258 – Tricorn Black
004 – Wedgwood Blue	SW6222 – Riverway
008 – Clay	SW0024 – Curio Gray
009 – Federal Brown	SW2856 – Fairfax Brown
010 – Musket Brown	SW7020 – Black Fox
018 – Tuxedo Grey	SW7674 – Peppercorn
023 – Wicker	SW9112 – Song Thrush
027 – Burgundy Red	SW7593 – Rustic Red
028 – Forest Green	SW7750 – Olympic Range
036 – Classic Blue	SW6244 – Naval
078 – Wineberry	SW2802 – Rookwood Red
117 – Bright White	SW0050 – Classic Light Buff
122 – Midnight Green	SW2809 – Rookwood Shutter Green
166 – Midnight Blue	SW7605 – Gale Force
167 – Bordeaux	SW2801 – Rookwood Dark Red

Vinyl Siding

The siding used in this community is manufactured by Summit Manor Vinyl Siding and is sold under the brand name Normandex Building Materials. It can be purchased locally from ABC Supply Company in Madison. Two colors are approved for this community; white and beige.



NOTE: In order to keep mold and mildew from your vinyl siding, please use a product called “Home Armor E-Z House Wash”. Several home owners have testified that this product works!

Roof Shingles

The roof shingles selected to be standard for Lanier Lakes are made by Owens Corning and are of the Tamko brand name. They are architectural style and all are Weathered Wood color. They can be purchased locally at Gulf Eagle Supply in Huntsville.



Mailbox Post

The post that is used throughout Lanier Lakes is Model # M-79 manufactured by Vandelet Mailbox Company. It is made of steel and painted with high gloss black paint. It can be purchased or ordered from Lowes.



Mailbox

All mailboxes must be black in color and either be a regular or locking mailbox. The dimensions of the regular mailbox on the left is 8.9” H x 6.9” W x 20.1” D. The locking mailbox on the right is 11.5’ H x 11.2” W x 20” D. (Both examples below are from Lowe’s)



Mailbox Numbers

All mailboxes must have the house number on each side and they should be white and should be no less than 2-inches tall.

Garage Door

Our garage doors are manufactured by Mid-America Door and can be purchased locally at Wilson Garage Door Company of Huntsville. They are Carriage style, Model # 2500, are 16-feet wide and 7-feet high. They have one row of plain glass windows in the top row with various options for window decoration (see website). Black Carriage steel decorative hinges and handles are optional. For Lanier Lakes, two colors are standard – white or Sahara (beige).



Garage Door Lights

Over the years, there have been several changes to the standard light fixtures that are mounted near the garage door. This was caused by the discontinuance of several models. All are of the Craftsman style and all are currently manufactured by Capital Lighting. All are either Bronze (dark brown) or Black in color.

NOTE: Light fixtures that are faded or are not the standard color, please maintain them by painting them a dark brown or black.



Model 9721BK



Model 9830B

Windows

Our windows are made by Anderson Windows and can be purchased locally at Wilson Lumber or Home Depot. They are the Silver Line brand, 2900 Series, Single hung, Vinyl Windows. They come in light tan or white color.



Tapered Craftsman Columns

Lanier Lakes homes have single tapered craftsman-style columns in either a white or beige color.



House Numbers

All homes in the community were built with house numbers. Our house numbers are 4-inch black rust resistant, non-adhesive, non-reflective numbers and may be found at most any hardware store. These black house numbers must be visible on either light siding or the craftsman post at the front porch. Adhesive vinyl numbers on the exterior of the home is unacceptable.

Note: The above does not apply if you have a house number chiseled into the brick.

Fences and ARC Approved Colors

All fencing must be submitted to the ARC for Board approval. Approved fencing is vinyl, wood, and wrought iron. Wrought iron may only be erected on any lake lot. All wood fencing must be covered, meaning the structural members of the fence should be contained to the inside of the fence and the exterior of the fence should be finished. All fencing should be placed on further forward than the rear corner of the house. All wood fences must be solid opaque stained on the outside and the inside of the fence. The approved Sherwin Williams solid opaque colors of the wood fences are:



SW3030 – Desert Wood	SW3034 – Cedar	SW3029 – Ember
SW3031 – Cabin Brown	SW3046 – Pine Cone	SW3018 – Salem Red
SW3007 – Lodge Brown	SW3021 – Spicewood	SW3039 – Tobacco
SW3001 – Shagbark		

Finally: If you wish to alter any of the features described in this document, before you begin you **MUST complete the “ARC Request Form”** found on the Lanier Lakes website – www.lanierlakeshoa.org. Forward that form, the “Neighbor Awareness” form with all applicable supporting documents as an attachment to: arc@lanierlakes.org.

The Architectural Review Committee will review your request and forward it on to the Board of Directors with their recommendation for approval or denial. The Board of Directors will make the final decision. Failure to do so may result in your having to remove or repaint the unapproved change or may result in a fine from the Board of Directors.



TO: Lanier Lakes Home Owners

FROM: Lanier Lakes Board of Directors

DATE: March 25, 2019

RE: COMMUNITY-WIDE STANDARDS: Change – Door and Shutter Colors

At the recommendation of the ARC and the unanimous vote of the Board of Directors at their regular meeting on Wednesday, March 13, 2019 the Board approved the following:

“The front door and shutters do not have to match in color. Door and shutter color must be chosen from the existing color palette of 16 choices. If you do not have shutters, then you may choose from any of the approved color choices. However, should you wish to change the colors of either or both, please submit an ARC request.”

Should your door happen to be a color other than one on the approved color palette, then you are welcome to keep it until the home is placed on the market, at which time it must be painted in one of the approved color choices and approved by the ARC. If this does not occur, it will impede on your closing date.

The Community-Wide Standards will be updated and placed on the website.