

SECTION I-I ARCHITECTURAL CHANGES & ADDITIONS

F. Garage Doors:

- 1. Garage doors must be maintained in good condition by unit owners.
- 2. Garage door replacements may be either flat or 4x4 raised panel in the current color.

G. Original Townhouse Components, Finishes and Suppliers:

- 1. The Board of Directors and the Management Company are not responsible for any errors or omissions in this information.
- 2. Exterior Components and Finishes

- a. Exterior Paint:
Sherwin-Williams
GRAY (Garage Door & Privacy Fence)
Latitude
Flat
FORMULA

CCE COLORANT	0Z	32	64	128
B1-Black	-	7	-	1
R2-Maroon	-	-	1	1
Y3-Deep Gold	-	2	-	-
Quart				
K64WOO651				

- a. Front Door - The three (3) color options are Rookwood Red (#2802), Inkwell (#6992) and Rainstorm (#6230). Sherwin Williams formulas are below. Other paint brands may be used if they conform to and match the three (3) approved colors.

ROOKWOOD RED (Front Door)

LATITUDE

SEMI-GLOSS

FORMULA

CCE COLORANT	0Z	32	64	128
B1-Black	-	41	-	1
R2-Maroon	-	56	-	-
R3-Magenta	6	30	1	1

ONE GALLON

K62T00654

INKWELL (Front Door)

LATITUDE

SEMI-GLOSS

FORMULA

CCE COLORANT	0Z	32	64	128
W1-White	-	22	-	1
B1-BLack	6	60	-	1
G2-New Green-	-	45	1	-

ONE GALLON

K62T00654

RAINSTORM (Front Door)

LATITUDE

SEMI-GLOSS

FORMULA

CCE COLORANT	0Z	32	64	128
W1-White	-	44	1	-
B1-BLack	2	42	1	1
G2-New Green-	-	20	-	-
L1-Blue	4	20	1	1

ONE GALLON

K62T00654

Sherwin Williams

White Enamel Undercoat - House Trim Primer White

Super Satin Latex Semi-Gloss - House Trim

- b. Roof Shingles – Dimensional 235 lb Only
 Manufacturer – TAMKO or GAF
 Color: TAMKO Slate Tone Gray or GAF Timberline Williamsburg Slate

- c. Stucco Color: Sherwin Williams Dover White (#6385)
 Instead of stucco, two alternate options are available (Interior units only): Brick Veneer or Azek sheets.
 Glen Gery Thin Brick Veneer – Aspen White Wirecut
 OR White 5/8” Azek Sheet with 5/4x4 Azek trim framing sheets at corners and above and below windows, traditional finish.
 Mortar to be used for pointing: Type N, S or M cement, hydrated mason’s lime (if needed), yellow bar sand, water *NO COLOR ADDED*
- d. Windows - White double-hung, standard or cottage-style, with or without window grids.
- e. Front Door – Six Panel Colonial Style
- f. Rear Door – Atrium Door – Slider or French Style
- g. Stone Veneer – ELDORADO Shadow Rock Chesapeake Stone
 Mortar to be used for pointing: Type N, S or M cement hydrated mason’s lime (if needed), yellow bar sand, water *NO COLOR ADDED*
- h. Siding – CERTAINTEED Monogram D4 Vinyl Collection
 Siding Color Options (4) – Sterling Gray / Charcoal Gray / Oxford Blue / Flagstone (REFERENCE COLOR CHOICE POLICY IN SECTION 1-1, A3)
 F
 ALL MATERIALS ABOVE TO BE INSTALLED PER MANUFACTURER’S SPECS

These Guidelines have been revised and approved by the Board of Directors of the Newtown Gate Townhouse Owners Association on January 15, 1998; and replace the “Rules and Regulations No. 1 Regarding Architectural Standards and Procedures” (last amended in March 1995) and all previous issues of this regulation. This revision was approved by the Board of Directors on May 1, 2022. This revision was approved by the Board of Directors on May 1, 2023.