Key Painting Questions and Answers Homeowners Need to Know
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How do I know when I should paint my home?
- Unlike other parts of the country, the Arizona sun causes significant paint fading. Depending on the quality of paint, a home will start to show signs of fading in five to ten years. Look for the following: discoloration or fading, cracks, uneven paint, garage panel lines, splotchy colors.

How does the ACCCA decide a home needs to be painted?
- Visual inspections by the ACCCA Compliance staff and/or members of the Lifestyle Enhancement Committee are used to determine if a home requires painting. If it is **observed** a home shows signs of fading, cracking, uneven paint, garage panel lines, faded shutters and/or splotchy colors, a paint notice will be sent to the Owner.

What are my paint color scheme options?
- Homeowners have three options when selecting paint for their homes.
  1) Paint in the original developer-applied paint scheme for your home. (Del Webb/Pulte). LEC approval not required.
  2) Select a two-color paint scheme from the approved two-color paint scheme palettes and submit the Exterior Change Application to the Lifestyle Enhancement Committee. Do not paint until you have received written LEC approval.
  3) Select a three-color scheme using one of the approved three-color paint scheme palettes and submit the Exterior Change Application to the Lifestyle Enhancement Committee. Do not paint until you have received written LEC approval.
- Approval of paint is REQUIRED when changing from the original developer-applied paint scheme.
- Verify the selected paint scheme is not used on the homes adjacent to and directly across the street from your home.
- Base, trim and accent color paint must be a flat finish. Garage doors and shutters must be a satin finish.
- Doors shall be in a color as noted on the two-color and/or three-color paint scheme charts and in a matte finish.

What are the steps involved to repaint my home in twocolor or threecolor schemes?
- Choose a paint color scheme (color and placement).
- Verify that neither the home across the street nor adjacent has the same paint color scheme.
- Meet with staff.
- Complete Exterior Change Application and return application to the LEC.
- Wait for approval.
- The LEC will respond to the Owner within 45 days of receipt of a complete Exterior Change Application.

What is the original developer-applied color scheme on my home?
- Owners may contact Pulte Customer Care at 800-664-3094 to verify original developer-applied paint color scheme (same color and placement).
- Note: Your current paint scheme may not be the original developer-applied paint scheme. Verification of original paint scheme is the Owner's responsibility.
- Notification to Compliance staff of date and color scheme when painting in the original developer-applied paint scheme is greatly appreciated so that records for your home are maintained in case ownership changes.

Where may I find the paint color palettes?
- The listing of the paint colors may be found online in the Residential Design Guidelines/Paint document. Color boards for the two-color paint schemes are available at the ACCCA office.
- It is best to schedule an appointment with one of the Compliance staff members to review these and to answer any additional questions.

What color are the return walls and fencing?
- Return Walls - Anthem Chocolate Mousse.
- View Fence - Country Club Brown.

My side gate is fading. What do I do?
- Gates may be stained or painted in one of the approved stain/paint colors.
- Gates are to be stained in colors that complement the home (brown, bronze, or cedar or natural wood).
- Red tints are NOT permitted.
- Finish must be flat or satin. High gloss paint is not permitted.

Can the shutter colors be applied to the base, trim or garage door?
- Shutter color is specific to shutter application.
- In the two-color scheme (only), shutters may be painted the approved trim color of home.