

**-Fairway Village Homeowner Association
C/o Campbell Property Management
5980 Winston Trails Blvd.
Lake Worth, FL 33463
(561) 433-9050 Fax (561) 433-1011**

August 28, 2019

RE: Exterior Paint Colors and Rules

Dear Fairway Village Homeowners,

Winston Trails Foundation, Inc. recently created and approved an exterior house paint color palette. The palette has over 50 colors and they are available to view in the management office. Effective immediately all homeowners must choose their exterior paint color from this palette. Winston Trails has also set rules regarding the trim colors and accent colors. The attached color list has been adopted by the Fairway Village Board of Directors. The attached rules have been adopted by Fairway Village with one change. All color samples and ARB application forms are available in the management office.

- The garage doors must be painted white, the color of the house or the trim color. Fairway Village does not permit brown or faux painted garage doors.

It has been noted that throughout Winston Trails many homeowners have painted or changed their front doors, without approval. It has also been noted that many homeowners have painted their garage doors without approval. Please remember that every exterior modification done on your property requires written approval from both your sub-association and Winston Trails Foundation, Inc. This includes any modifications made to the back of your home. If you have made a modification without obtaining approval, please submit your application now. Most of these modifications are approvable and you will need to have written approval for any future sale. Failure to submit your application may result in fines being assessed against your property or you may be required to restore the modification to the original condition.

Should you have any questions, or would like to review the actual color samples, please contact the management office.

Sincerely,
For the Board of Directors

Paula Rappold, LCAM
Property Manager
Campbell Property Management

ALL EXTERIOR PAINTING MUST HAVE WRITTEN APPROVAL FROM BOTH THE SUB-ASSOCIATION AND WINSTON TRAILS FOUNDATION, INC. INCLUDING FRONT DOOR OR GARAGE DOORS.

If you have a home that has been repainted or is not a Westbrooke home, your paint color may no longer be approvable. You will have to select from the new color palette. No one will be asked to repaint their home until needed just to comply with the new paint palette. Paint color choices must still have ARB approval from the sub association and Winston Trails Foundation. Your selection will be approved based on the color coordinating with your roof and driveway color.

In the available Winston Trails paint palette each color scheme has three or more options. There is one color for the body of the home, one color for the trim and one or two colors for an accent color. Each color is marked for the specific use.

Paint Manufacturer

Homeowners may select a color scheme and if they choose to use a different paint manufacturer than the original color scheme manufacturer, the homeowner must take a sample to the manufacturer of their choice and have the sample computer matched to the original sample.

The Body: The body of the home is considered to be everything that is not listed as trim. Inside enclosed patio walls are considered the body of the house.

The Trim: Trim is considered to be all decorative bands under windows, around the house, trim around doors and windows, on planters against the house, shutters and any decorative features attached to the house. Typically these are circle vents above the garage doors. Fascia boards are considered part of the trim of the house. The coordinating trim color on a color scheme is OPTIONAL. White or coordinating off-white color (as found in the Benjamin Moore Whites made easy brochure may be used instead of the trim color. ARB approval is still required for the white trim. All homes must have a contrasting trim so the chosen white must be in significant contrast to the body color. There will be no "white on white" homes.

Faux Stone: Some models have a faux stone wall in front of the house. If this area must be painted it must be painted so that the original look is maintained. Final approval will be at the discretion of the ARB Committee.

Accent Color: The coordinating accent color to the color scheme may be used on front doors and shutters only. No garage doors may be painted with the accent colors. Pedestrian garage doors or doors on the side or back of the home may not be painted with the accent color.

Doors: Doors are the garage door(s), front door(s) and all other doors on the exterior of the house.

Garage Doors: The garage doors only (not the trim surrounding the door) may be painted the body color, the trim color or if approved the garage door and front door may be painted an approved brown or faux wood treatment. If the garage door is brown or faux wood, no accent color may be used and the front must match the garage door in this case.

Number of Colors: The maximum number of colors a house may be painted in Winston Trails is three.

No house may be painted the same body color of a house on either side of the subject house.

IMPORTANT INFORMATION

If your sub association has more restrictive rules and has a smaller paint color palette you must abide by their rules and palette. All rules for painting in Winston Trails are also in effect.

Body Paint Color

Sherwin Williams
Accessible Beige SW 7036
Back to Basics HGSW2157
Banana Cream SW 6673
Blonde SW 6128
Chatroom SW 6171
Classic Sand SW 0056
Colonial Gray Revival SW 2832
Comfort Gray SW 6205
Compatible Cream SW 6387
Concord Buff SW 7684
Cottage Cream SW 7678
Creamy SW 7012
Crescent Cream SW 7721
Cupola Yellow SW 7692
Dakota Wheat SW 9023
Divine White SW 6105
Dover White SW 6385
Extra White SW 7006
Extra White SW 7006
Faint Coral SW 6329
Golden Gate SW 7679
Grassland SW 6163
Grayish SW 6001
Harmonic Tan SW 6136
Ice Cube SW 6252
Impressive Ivory SW 7560
Jersey Cream SW 6379
Macadamia SW 6142
Maison Blanche SW 7526
Mindful Gray SW 7016
Muslin Bolt HGSW 3506
Napery SW 6386
Olympus White SW 6253
Perfect Greige SW 6073
Pueblo SW 7711
Rare Gray SW 6199
Repose Gray SW 7015
Row House Tan SW 7689
Roycroft Mist Gray SW 2844
Sedate Gray SW 6169
Softer Tan SW 6141
Tawny Tan SW 7713
Universal Khaki SW 6150
Whole Wheat SW 6121
Windswept Cliff HGSW4006
Wool Skein SW 6148
Zurich White SW 7626
Zurich White SW 7626

Trim Color

Tony Taupe SW 7038
Butcher Paper HGSW2153
Extra White SW 7006
Navajo White SW 6126
Muslin SW 6133
Modern Gray SW 7632
Pure White SW 7005
Alabaster SW 7008
Jersey Cream SW 6379
Pure White SW 7005
Ivory Lace SW 7013
Lanyard SW 7680
Paper White SW 7105
Summer White SW 7557
Paper White SW 7105
Kilim Beige SW 6106
Gateway Gray SW 7644
Lazy Gray SW 6254
Rushing River SW 7746
Zurich White SW 7626
Extra White SW 7006
Nonchalant White SW 6161
Ibis White SW 7000
Netsuke SW 6134
Zurich White SW 7626
Paper White SW 7105
Paper White SW 7105
Pure White SW 7005
Alabaster SW 7008
Pure White SW 7005
Dover White HGSW 4032
Extra White SW 7006
Extra White SW 7006
Pure White SW 7005
Zurich White SW 7626
Casa Blanca SW 7571
Pure White SW 7005
Irish Cream SW 7537
Downing Stone SW 282
Extra White SW 7006
Foothills SW 7514
Extra White SW 7006
Moderate White SW 6140
Antique White SW 6119
Pure White HGSW4006
Hardware SW 6172
Ice Cube SW 6252
Zircon SW 7667

Accent Color

Foggy Day SW 6235
Saguaro Cactus HGSW2221
Roycroft Brass SW 2843
Mannered Gold SW 6130
Beach House SW 7518
Classic French Gray SW 0077
Downing Slate SW 2819 OR Harvester SW 6373
Rockwood Red SW 2802
Labradorite SW 7619
Porpoise SW 7047
Pure White SW 7005
Tanbark SW 6061
None
Wheat Penny SW 7705
None
None
Mediterranean SW 7617
None
Spiced Cider SW 7702
Fired Brick SW 6335
None
None
Tricorn Black SW 6258
Dover White SW 6385
Serious Gray SW 6256
None
None
Caviar SW 6990
Dried Thyme SW 6186
Reddened Earth SW 6053
Comfort Gray HGSW3286
None
Dust Blu SW 9161
Naval SW 6244
Colonial Revival Stone SW 2827
Pewter Green SW 6208
Indigo Batik SW 7602
Foothills SW 7514
Extra White SW 7005 or Rookwood Dark Red SW 2801
None
Darkroom SW 7083
Cobble Brown SW 6082
Naval SW 6244
Raisin SW 7630
Jagged Granite HGSW1452 (blue)
Fired Brick SW 6335
Serious Gray SW 6256
Peppercorn SW 7674

Original Westbrooke Colors

Body Paint Color	Trim Color	Accent Color
Alluring White SW 6343	Pure White SW 7005	None
Antique White SW 6119	Pure White SW 7005	None
Casa Blanca SW 7571	Pure White SW 7005	None
Crème SW 7556	Pure White SW 7005	None
Fragile Beauty SW 7553	Pure White SW 7005	None
Paper Lantern SW 7676	Pure White SW 7005	None
Spun Sugar SW 6337	Pure White SW 7005	None

Valspar Paint (Lowe's)

Classic Buff 3006-10B	Hunter's White 6002-1B	Spanish Tile 1010-5
Frolic 7003-12	Garden Walk 3010-9	Shaded Lake 5011-9
Gallery Grey 2006-10B	Du Jour 7002-6	Peacock House 5010-4
Oatbran 6006-1B	Au Lait Ole 3003-9C	Posh Red 1011-4

Glidden Paint (Home Depot)

Country Cream 40YY 72/164	Natural White 50YY 83/029	Oxford Blue 10BB 40/090
Golden Rice 30YY 47/236	Eloquent Ivory 45YY 75/110	Clay Pot 50YR 21/318
Tea & Honey 00YY 62/144	Antique White 40YY83/043	Sweet Tea 30YR 11/219
Toasted Oatmeal 30YY 79/070	Pink Beige 00YY 59/098	Afternoon Tea 80YR 21/226

Behr (Home Depot)

Cinnamon Tea S200-2	Arid Landscape N310-2	Night Flight S520-7
Shitake N220-4	Off White 73	Washed Olive S350-3

White Trim may be any white as shown in the "Whites Made Easy" Benjamin Moore brochure

Brown garage doors may be:

- Baked Cookie SW 9098
- Dusted Truffle SW 9083
- Kaffee SW 6104
- Tatami Tan SW 6116
- Turkish Coffee SW 6076