



Holly Hills Carriage Homes Owners Association

Architectural Review Board (ARB)

Standards and Guidelines

Topic: Repair and Replacement of Shutters / Shutter and Garage Door Colors by Address/ Mailbox Color

Date: November 30, 2010; amended June 17, 2011; amended July 2014; amended October 2019

The ARB has reviewed available types of shutters and suppliers to assist residents who may be ready to repair, paint, or replace shutters. The standards and guidelines outlined below are provided for the convenience of residents and for the purpose of maintaining harmonious relationships among neighbors as repairs occur.

The information that follows explains the history of our original shutters and details on purchasing either wood or composite shutters, including suppliers, price and colors. Vinyl shutters are not recommended because appearance is inconsistent with Colonial Williamsburg. Additionally, please note that the ARB is using the following standards when approving the repair or replacement of shutters:

- All Shutters on your house and your neighbor's attached house must match. "Matching" is defined as the *same color and style*. Shutters may vary in substance (i.e., composite or wood).
- Shutter style is defined as the current raised two-panel shutter or colonial louvered shutter. Homeowners can change the style of new shutters if *both* homeowners agree.
- Shutter size should be the same as the builder's original shutters.
- Colors are confined to shades of dark gray, dark green, or blue on houses in the neighborhood. Composite shutters *do not* expand or contract like wood shutters and, therefore, are very durable. They are approved in the following colors: Roycraft Pewter, Rockwood Dark Green, or Hamilton Blue.
- Paint colors **created by formula** at the local paint suppliers for wood shutters and garage doors (i.e. gray, green, or blue) *must* match the colors of composite shutters. Unless a garage door is white, paint on shutters and garage doors must match.
- Shutter hardware, including hinges and "S" shutter "hold back" must match the hardware of originally installed shutters that is available from suggested suppliers. If you purchase composite shutters, three hinges are required to support the shutter and are available from the shutter supplier.

- Please take the time to read the remainder of this information on specific details on shutters, and if you have questions, please feel free to contact any member of the ARB. Thank you.

WILLIAMSBURG CODE AND COMPLIANCE REQUIREMENTS:

The only city code pertaining to shutters is that any operable shutters may not be lockable over windows so as to prevent escape in an emergency.

EXISTING SHUTTERS:

Our present shutters are made of yellow pine. Of the 62 homes in our community, 52 have raised two-panel shutters, and 10 louvered panels. Of the 52 homes with raised two-panels shutters, the colors include 40 gray, 4 green and 8 blue. All louvered shutters are green. The raised panels on the front of the homes measured 18"X 67", but some side windows have smaller shutters. All of the louvered shutters were selected by the builder who preceded Atlantic homes. These are smaller than 18" X 67" and are attached to the window casing.

TYPES OF SHUTTERS:

There are two types of shutters to select from: wood (either pine or cedar) or composite (not vinyl).

Wood:

Wood shutters are made from either pine or cedar. To prolong the life of the wooden shutters, it is recommended that 2 primer coats be applied to front and back before initially applying two coats of paint. Painting should reoccur approximately every three to five years. Typically pine shutters have a life expectancy of eight to ten years. Cedar shutters are no longer lasting but are the most expensive of all types of shutters and still must be painted periodically.

Composite: Composite shutters are 90% wood with phenolic resins. They are moisture, rot, and termite resistant. Depending on the vendor, these shutters include a 10- year warranty against cracking, splitting, rotting and warping as well as peeling or flaking, UV inhibitors give the composite shutter its glossy appearance. When installed, they do not require painting for a ten- year period; professional repainting is available after this period. The hardware is marine grade, which is rust resistant. Composite shutters are available pre- painted in the approved HACH colors.

ARB RECOMMENDATION:

Due to shutter appearance, durability and low maintenance, the ARB recommends the **Standard Raised Two-Panel Composite Shutter, Classic Collection**. Colonial louvered shutters that currently exist on some of our homes are also available from the supplier. The composite shutters come with a 10- year warranty. Wooden shutters in *matching* colors are an acceptable alternative.

Please remember to submit an ARB form before repairing or replacing shutters!

Shutter Suppliers

Composite & Wood:

Home Depot	6700 Mooretown Road Williamsburg, VA 23188
Lowe's	801 E. Rochambeau Drive Williamsburg, VA 23185
Custom Builder Supply Co	4556 John Tyler Highway Williamsburg, VA 23185

Composite:

RSG Roofing Supply	4551 John Tyler Highway Williamsburg, VA 23185
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*Ask for Marcie Owens Marcie.owens@been.com

Paint Stores and Approved Colors

<u>Spectrum Paint</u>	6380-B Richmond Rd (near Shell Station)
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*Sells Benjamin Moore paint

<i>Paint Name:</i>	Holly Hills Carriage Homes, Roycraft Pewter
	Holly Hills Carriage Homes, Rookwood Dark Green
	Holly Hills Carriage Homes, Chelsea Gray
	Holly Hills Carriage Hills, Hamilton Blue

<u>Sherwin-Williams</u>	5540 Old Towne Road Williamsburg, VA 23188
	457 Merrimac Trail Williamsburg, VA23185

<i>Paint Name:</i>	Holly Hills Carriage Homes, Roycraft Pewter
	Holly Hills Carriage Homes, Rookwood Dark Green
	Holly Hills Carriage Homes, Chelsea Gray
	Holly Hills Carriage Hills, Hamilton Blue

*Spectrum Paint is the ONLY store that carries the Benjamin Moore HHCH formulas.

* Both Stores give a 10% discount

Shutter and Garage Door Colors per Building by Address and Mailbox Color

Date: Amended October 2019

Many Homeowners have recently painted and repaired their homes; shutters, which look very attractive. Please note that unless your garage door is currently white, shutters and garage door colors must match. If you and your building partner wish to change the current color of shutters and garage doors to another approved color, you may also do so, provided both neighbors agree, and the ARB is advised of your decision via a completed approval form, which is available at the HHCH website:

<http://hollyhillscarriagehomes.org>

Composite shutters manufactured by Atlantic Premium Shutters are available in the approved colors at Roofing Supply Group – 4451 John Tyler Highway in Williamsburg. Please refer to the memo about the repair and replacement of shutters that is posted on the HHCH website for complete details.

Paint Colors are available at either Spectrum Paint or Sherwin Williams – Merrimac Trail & Old Towne Rd in Williamsburg. Always ask for Holly Hills Carriage Homes colors, naming the specific color desired (e.g. Roycraft Pewter). Each store has our paint colors on file under our community's' name.

The **mailbox color** is Holly Hills Carriage Homes, Rookwood Dark Green. Please use this color the next time that you paint mailbox.

Approved Shutter and Garage Door Colors:

Hamilton Blue

Rookwood Dark Green

Roycraft Pewter

Chelsea Gray (Brockton Court only)

If you have any questions regarding your home's current color listed on the next page, please contact a member of the ARB at your earliest convenience.

Shutter and Garage Colors by Address

Brookwood Drive:

221/217 - Roycraft Pewter
213/209 – Roycraft Pewter
201/205 – Rookwood Dark Green
208/212 – Rookwood Dark Green
216/220 – Roycraft Pewter
224/228 – Hamilton Blue
232/236 – Roycraft Pewter
240/244 – Roycraft Pewter

Brockton Court:

100/104 – Chelsea Gray*
108/112 – Rookwood Dark Green
124/128 – Rookwood Dark Green
116/120 – Roycraft Pewter
117/121 - Rookwood Dark Green
109/113 – Chelsea Gray*
101/105 – Rookwood Dark Green

Exmoor Court:

101/105 – Roycraft Pewter
100/104 – Roycraft Pewter
108/112 – Roycraft Pewter
116/120 – Roycraft Pewter
124/128 – Rookwood Dark Green

Exmoor Court (continued):

132/136 – Roycraft Pewter
140/144 -Roycraft Pewter
148/152 – Roycraft Pewter
156/160 – Roycraft Pewter
164/168 – Roycraft Pewter
172/176 – Hamilton Blue
180/184 – Roycraft Pewter
169/173 – Roycraft Pewter
161/165 – Roycraft Pewter
153/157 – Black Forest Green*
145/149 – Roycraft Pewter

Spectrum Paint:

6380 Richmond Rd Ste B

Sherwin Williams:

5540 Old Towne Rd
457 Merrimac Trail

****ARB Shutter and Garage Colors**

*** Grandfathered paint color**

ARB Shutter and Garage Colors

August 22, 2011; July 2014; October 2019