



## 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 2011, July 2014, October 2019, March 2022, September 2022**

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 **Atlantic Classic Composite Two-Panel Shutter**. 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:

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

### Composite:

<b>Beacon Building Supply</b>	4551 John Tyler Highway Williamsburg, VA 23185
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\*Ask for Marcie Owens, 757-903-0360 or [marcie.owens@becn.com](mailto:marcie.owens@becn.com)

## Paint Stores and Approved Colors

**Spectrum Paint** 6380-B Richmond Rd (near Shell Station)

\*Sells Benjamin Moore paint

***Paint Name:*** 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

**Sherwin-Williams** 5540 Old Towne Road Williamsburg, VA 23188

457 Merrimac Trail Williamsburg, VA 23185

***Paint Name:*** 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, September 2022**

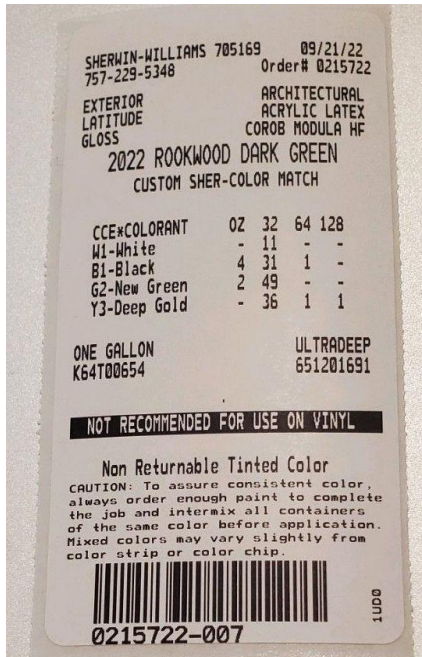
Many homeowners have recently painted and repaired their homes' shutters, which look very attractive. Please note that unless your garage door is currently white, shutters and garage door colors must match. If you and your building partner wish to change the current color of shutters and garage doors 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 on the HHCH website:

<https://tinyurl.com/ARBAApprovalForm>

**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.

**HHCH paint colors** are available at either Spectrum Paint or Sherwin Williams – either on Merrimac Trail or 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** (and some of the shutter colors) is **Holly Hills Carriage Homes' Rookwood Dark Green**. Please use this color the next time that you paint your mailbox. Please be careful! There is a standard Rookwood Green color that is *different* from the HHCH Rookwood Green color. **Here is the specific formula for HHCH's Rookwood Green:**



Please request this specific formula for Rookwood Dark Green when you purchase this paint.

**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 below, 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 2011; July 2014; October 2019; March 2022**