



Project: Chapel Ridge Villas and Townhomes
Modify the approved house material and roofing types
City Ordinance No 6106

This memorandum is to serve as a guideline for the home construction on any Lot located within the approved preliminary plat of The Villas of Chapel Ridge 2nd Plat date stamped December 12, 2019 and the approved Preliminary Development Plan of Chapel Ridge 2nd Plat, date stamped January 14, 2020. This modification is for Section 5 of City Ordinance 6106, with PDP dated September 19, 2005, which illustrates:

Four-Sided Stucco
Tile Roofs

Existing Area Description

The Chapel Ridge Subdivision has completed 2 phase of the Villas of Chapel Ridge, 2 phases of the Estates of Chapel Ridge and 2 phases of the Townhomes of Chapel Ridge of the approved preliminary development plan and has plans to construct the remaining phases in Spring 2021. Currently there are 52 residential homes with a wide variety of architectural styles, materials, and colors. The following pictures are a sampling of the existing homes, and all these options should be considered acceptable for all future homes.

House Style Townhomes, Two-Story, Story and a Half, Reverse and Ranch

House Color and Material

The developer will have the authority to review and approve all home colors, materials, and styles prior to building permit approval. The proposed modification will expand the approved materials and specifically exclude certain materials as stated below:

Acceptable materials for exterior siding of homes

- Wood Panel, Shingle
- Stone or Brick Veneer
- Real Brick or Stone
- Fiber Cement Lap Siding, Panel or Shingle
- LP Smart Lap Siding, Panel or Shingle
- LP Smart Batten Board Siding
- Natural Wood Accents, Walls or Beams

Acceptable materials for roofing of homes

- Standing Seam Metal Accents
- Asphalt Shingle
- Tile Roof

Side and Rear materials for exterior of homes

- Any of the accepted materials for exterior siding
- LP Smart Siding

Excluded materials for exterior siding of homes

- Horizontal or Vertical Vinyl Siding
- Horizontal or Vertical Metal Siding



600 NE Sundown Dr (Lot 13, The Estates of Chapel Ridge 1st Plat)



703 NE Lone Hill Dr (Lot 5, The Estates of Chapel Ridge 1st Plat)



707 NE Lone Hill Dr (Lot 4, The Estates of Chapel Ridge 1st Plat)



814 NE Lone Hill Dr (Lot 6, The Townhomes of Chapel Ridge)



824 NE Lone Hill Dr (Lot 7, The Townhomes of Chapel Ridge)



513 NE Wenonga Pl (Lot 39, The Villas of Chapel Ridge 1st Plat)

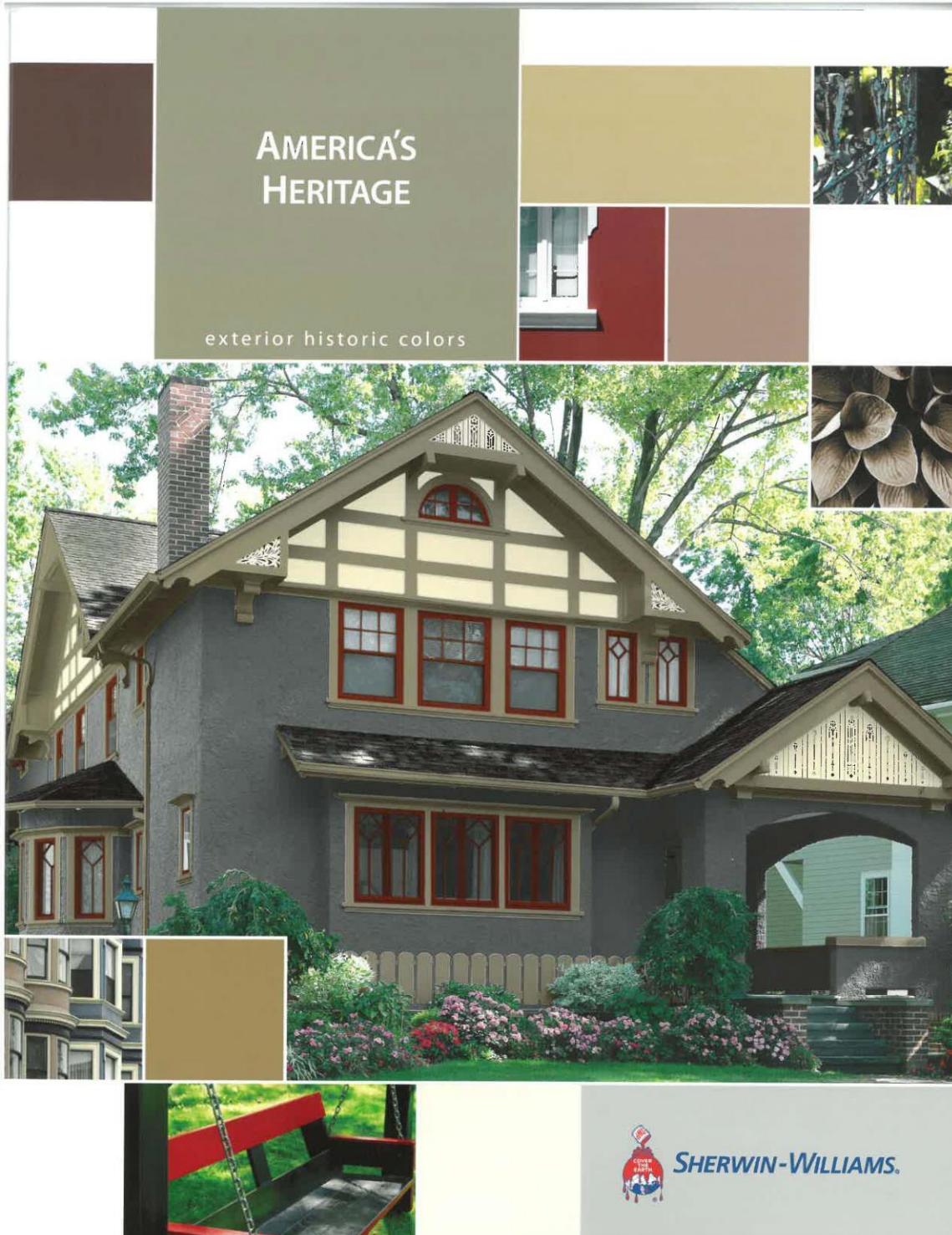


504 NE Wenonga Pl (Lot 12, The Villas of Chapel Ridge)

Home colors shall not be

- High Contrasting Color Palettes
- Florescent

The following pages are taken from Sherwin Williams and will provide options for the home colors and schemes, the final houses are not limited to these specific color palettes, but these are to be considered the basis for judgement of the final home options. White is not shown on these pages but is allowed as a home color.





exterior historic colors



AMERICA'S HERITAGE

The America's Heritage Palette pays homage to key architectural styles throughout American history. Ranging from exuberant hues that adorned ornately appointed Victorians to the softer, restrained shades of Craftsman bungalows, our featured color combinations are based on authentic schemes from their respective eras. Each has endured the test of time and is sure to provide beauty and enjoyment for centuries to come.



historic color

AMERICA'S HERITAGE



BODY	TRIM	ACCENT	ACCENT 2
Renwick Rose Beige SW 2804	Renwick Beige SW 2805	Pewter Tankard SW 0023	Polished Mahogany SW 2838
Renwick Golden Oak SW 2824	Downing Straw SW 2813	Roycroft Vellum SW 2833	Deepest Mauve SW 0005
Downing Sand SW 2822	Rookwood Clay SW 2823	Rookwood Sash Green SW 2810	Rookwood Blue Green SW 2811



BODY	TRIM	ACCENT	ACCENT 2
Sheraton Sage SW 0014	Downing Sand SW 2822	Rookwood Antique Gold SW 2814	Fairfax Brown SW 2856
Eastlake Gold SW 0009	Classical White SW 2829	Curio Gray SW 0024	Downing Slate SW 2819
Pearl Gray SW 0052	Classic Light Buff SW 0050	Colonial Revival Stone SW 2827	Mulberry Silk SW 0001



Due to variations in the printing process, actual colors may vary from those shown in this brochure.



BODY	TRIM	ACCENT	ACCENT 2
Downing Slate SW 2819	Downing Straw SW 2813	Rookwood Antique Gold SW 2814	Rookwood Medium Brown SW 2807
Downing Earth SW 2820	Renwick Beige SW 2805	Rookwood Terra Cotta SW 2803	Rookwood Dark Brown SW 2808
Renwick Olive SW 2815	Downing Sand SW 2822	Rookwood Dark Green SW 2816	Rookwood Amber SW 2817



BODY	TRIM	ACCENT	ACCENT 2
Craftsman Brown SW 2835	Roycroft Vellum SW 2833	Rookwood Brown SW 2806	Naval SW 6244
Birdseye Maple SW 2834	Roycroft Brass SW 2843	Roycroft Bronze Green SW 2846	Aurora Brown SW 2837
Roycroft Pewter SW 2848	Weathered Shingle SW 2841	Roycroft Vellum SW 2833	Roycroft Copper Red SW 2839

The above scheme is featured on the cover.



BODY	TRIM	ACCENT	ACCENT 2
Downing Stone SW 2821	Sage Green Light SW 2851	Roycroft Bronze Green SW 2846	Classic Light Buff SW 0050
Rookwood Clay SW 2823	Pure White SW 7005	Downing Sand SW 2822	Teal Stencil SW 0018
Downing Straw SW 2813	Roycroft Vellum SW 2833	Roycroft Pewter SW 2848	Classic French Gray SW 0077



BODY	TRIM	ACCENT	ACCENT 2
Antique White SW 6119	Roycroft Suede SW 2842	Creamy SW 7012	Bungalow Blue SW 0048
Peace Yellow SW 2857	Rookwood Antique Gold SW 2814	Classical White SW 2829	Roycroft Bottle Green SW 2847
Roycroft Mist Gray SW 2844	Downing Stone SW 2821	Extra White SW 7006	Rookwood Dark Red SW 2801





BODY	TRIM	ACCENT	ACCENT 2
Needlepoint Navy SW 0032	Classic Light Buff SW 0050	New Colonial Yellow SW 2853	Antiquarian Brown SW 0045
Chelsea Gray SW 2850	Westchester Gray SW 2849	Decorous Amber SW 0007	Roycroft Pewter SW 2848
Downing Sand SW 2822	Classical White SW 2829	Toile Red SW 0006	Rookwood Dark Brown SW 2808

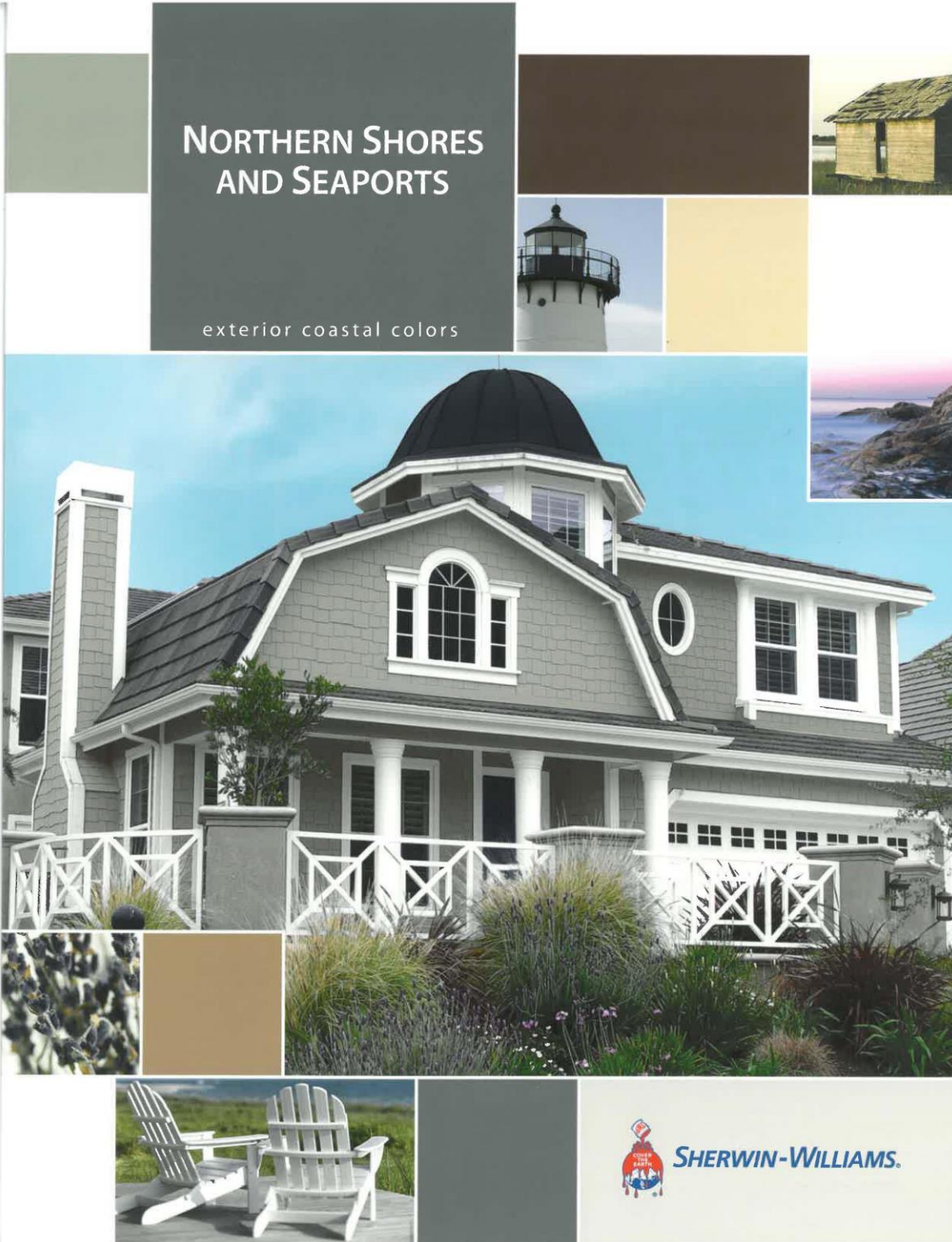


BODY	TRIM	ACCENT	ACCENT 2
Colonial Revival Stone SW 2827	Classical White SW 2829	Tricorn Black SW 6258	Rookwood Red SW 2802
Colonial Revival Gray SW 2832	Pure White SW 7005	Downing Slate SW 2819	Harvester SW 6373
Colonial Revival Green Stone SW 2826	Classic Light Buff SW 0050	Polished Mahogany SW 2838	Roycroft Bronze Green SW 2846

(B) Body (T) Trim (A) Accent | Featured accent colors can be used individually or as a combination.

**NORTHERN SHORES
AND SEAPORTS**

exterior coastal colors





exterior coastal colors



NORTHERN SHORES AND SEAPORTS

From the lush forests of the Pacific Northwest to the misty harbors of Maine, cool weather and gentle waters create a perfect environment for relaxation and rejuvenation.

In the Northern Shores & Seaports Palette, you'll find softened shades of traditional colors found throughout nature. Slate blue, dusty red and subdued gray-green tones offer a calming serenity reflective of a vast, pristine landscape.



coastal color

NORTHERN SHORES AND SEAPORTS



(B)

(T)

(A)



BODY	TRIM	ACCENT
Restrained Gold SW 6129	Believable Buff SW 6120	Sierra Redwood SW 7598
Butternut SW 6389	Concord Buff SW 7684	Olympic Range SW 7750
Homburg Gray SW 7622	White Duck SW 7010	Butterscotch SW 6377



BODY	TRIM	ACCENT
Carriage Door SW 7594	Urban Putty SW 7532	Sanderling SW 7513
Creamy SW 7012	Lanyard SW 7680	Tanbark SW 6061
Perfect Greige SW 6073	Pure White SW 7005	Naval SW 6244

The above scheme is featured on the cover.



(B)

(T)

(A)



BODY	TRIM	ACCENT
Portabello SW 6102	Modern Gray SW 7632	Porpoise SW 7047
Anew Gray SW 7030	Extra White SW 7006	Fireweed SW 6328
Retreat SW 6207	Creamy SW 7012	Portico SW 7548



(B) (T) (A)



(B) (T) (A)



BODY	TRIM	ACCENT
Storm Cloud SW 6249	Alabaster SW 7008	Ramie SW 6156
Svelte Sage SW 6164	Lotus Pod SW 7572	Leather Bound SW 6118
Lanyard SW 7680	Buff SW 7683	Sea Serpent SW 7615



BODY	TRIM	ACCENT
Downing Earth SW 2820	Dover White SW 6385	Spiced Cider SW 7702
Accessible Beige SW 7036	Tony Taupe SW 7038	Foggy Day SW 6235
Chatroom SW 6771	Muslin SW 6133	Beach House SW 7518



BODY	TRIM	ACCENT
Stone Lion SW 7507	Windfresh White SW 7628	Roycroft Copper Red SW 2839
Macadamia SW 6142	Pure White SW 7005	Caviar SW 6990
Meadowlark SW 7522	Dover White SW 6385	Pier SW 7545

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BODY	TRIM	ACCENT
Pottery Urn SW 7715	Fresco Cream SW 7719	Roycroft Brass SW 2843
Roycroft Mist Gray SW 2844	Attitude Gray SW 7060	Rock Bottom SW 7062
Renwick Olive SW 2815	Roycroft Vellum SW 2833	Renwick Heather SW 2818



(B) (T) (A)



(B) (T) (A)



BODY	TRIM	ACCENT
Comfort Gray SW 6205	Alabaster SW 7008	Rookwood Red SW 2802
Latte SW 6108	Warm Stone SW 7032	Muddled Basil SW 7745
Harmonic Tan SW 6136	Ivoire SW 6127	Java SW 6090

(B) Body (T) Trim (A) Accent