



Henry Ranch Owners' Association Paint FAQs



1. Do I need to paint my home?

- a. To keep the aesthetic up and ensure proper protection, homes generally need to be painted every 7-10 years. If your home has never been painted, it is almost certainly time to paint. Take a look at your home and ask yourself whether the paint looks good – this will make it clear for most owners whether paint is needed. Keep in mind, when looking at your home to assess its paint needs, that it's likely that the surrounding neighbors will paint their homes and that, once painted, you may need to re-assess your home's needs.

2. What is the process for getting my home painted?

- a. Once you've determined that paint is needed, you'll want to review the, Henry Ranch Paint Palette and select a color scheme for your home. Be sure that the scheme selected is not already painted on homes immediately surrounding your home. When you've selected your scheme, complete the Architectural Application and return it to management (henryranch@cjmasi.com). The manager will send the application to the Architectural/Design Review Committee and the Committee which will review the application.

3. Am I required to select one of the schemes from the Approved Palette?

- a. No. These colors are put together as a guide by the Paint Committee and approved by the Henry Ranch Board of Directors. If you'd like to select your own color scheme, please complete and return the application with a clear outline of what colors you'd like to paint, where those colors will be painted (i.e. body, trim, highlight, et cetera) and return the application to management along with color swatches.

4. What if I am painting my home the exact same color scheme as it is currently painted?

- a. Owners who have the original color codes for their homes, and who choose to paint the homes the exact same color scheme as it is currently painted, may do so without submitting an Architectural Application. However, we must stress that, in order to proceed without an approval from the Committee, the paint colors must be an exact match and, should the Committee or Board ask, they must be provided proof that exact colors (and not approximate matches) were used. If you plan to have existing colors matched as closely as possible, please plan to submit an application. We have seen cases where owners have had colors matched and proceeded with painting and, not until the home was painted, was it evident that the match resulted in a very different color than the original. For the protection of the owners and to avoid the costly need to re-paint a newly painted home, the Board does require an application in these cases.

5. Is there a fee to submit an Architectural Application?

- a. There is no fee to submit your Architectural Application.

6. It's clear that my home needs painting – what is the deadline for painting?

- a. The Board has requested that all homes in need of paint be painted no later than December 31, 2022. Owners of homes in need of paint not painted by January 1, 2023, will be called to hearing before the Board and may be fined (as permitted by the Associations CC&Rs and Violation and Fine Policy), or other actions taken, until paint is complete.

7. My question isn't answered on this FAQ. Now what?

- a. Contact management by phone at 925-426-1508 or by e-mail at henryranch@cjmasi.com with any questions. This is a living document – we're happy to update it with new FAQs as often as warranted.