DMCA EXTERIOR COLOR POLICY version 3, Approved by BOD July 29, 2024

The purpose of the ~~house~~ exterior color policy is to maintain a subdivision with an appearance that blends with the natural landscape of the valley. While the HOA does not dictate a specific set of colors to select from, the exterior color of a house and structures should be harmonious with the natural surrounding and existing houses in the subdivision. The house and structures colors should not stand out in sharp relief relative to the natural surrounding and existing homes. This policy applies to the exterior of the main house color, trim, roof, plus all structures including but not limited to garages, barns, ADUs, fences, decks, etc. Note exterior colors may have to be approved by Ouray County concerning Land Use Code Section 9 Visual Impact Regulations.

ACCEPTABLE COLORS

The houses in Dallas Meadow are mostly of western design. The colors you select should be appropriate to the style of your house.

Subdued or muted earth tones are the existing dominant color theme and are the preferred choice in house colors, both for the main body of the house and for trims.

House colors should harmonize with the colors of other houses in Dallas Meadows, not just those in the immediate vicinity.

House and structure colors should blend with the surrounding natural setting.

There will be wider latitude in the selection of trim and accent colors depending on the effect of the overall paint scheme.

Wood stains shall project a “natural” wood appearance.

UNACCEPTABLE COLORS

Colors that standout in sharp contrast and discord with the natural landscape and the dominant color themes of houses in Dallas Meadows.

Primary colors, such as pure red, yellow, blue, green, black, or white, should not be considered as the main house color.

Bold or bright colors as the main house color. Even light colors, such as a bright beige, may bring a home too much in the foreground relative to the natural surroundings.

Very dark colors, such as black, except for accent trim.

All fluorescent, neon, day-glo, or similar colors.

Colors that are non-traditional or unusual for houses in the Ridgway valley, such as lime-green, teal, violet, etc.

House colors identical to adjacent houses may not be approved to avoid the appearance of “cookie cutter” subdivision.

High gloss paints are discouraged.

COLOR COORDINATION

Multiple colors must harmonize with one another.

Colors and materials must blend together to create an attractive and harmonious result.

Selected colors must harmonize with other colors on the structure, such as roofing and stone, and must be harmonious with natural scenery and other colors in the neighborhood.

Materials (e.g., stone, siding, roof) must blend together to create an attractive and harmonious result.