

Kings Crossing Patio Homeowners Association

Approved KCP ARC Exterior Paint Colors & Roof Color 10/17/2022

Weatherwood is the only approved Roof color. The shingles need to be 30+ year life and high definition. A completed KCP ARC form must be submitted and approved prior to roof work.

When the exterior of your home or structures need to be repainted, the following Benjamin Moore Exterior Paint Colors are approved. Choose from the colors that are listed for the area and street of your home. A completed ACC form must be submitted and approved before painting the exterior of your home or structures or installing a roof.

Paint for Homes that are 100% Brick Clad:

Streets: Hickory Brook, Misty Timbers, Redwood Lake & newer section of Cape Forest west of Golden Trails

Siding and Garage Door:

- Indian River #985

Trim (around garage doors & entrances, windows, chimney, eaves, gutters & overhangs), choice of one:

- Alaskan Skies #972 (formerly Light Gray #972)
- Lancaster Whitewash HC-174

Front Door: Must be stained or painted Black (#2132-10), Fiddlehead Green (#2041-20), Water's Edge (#1635), Hale Navy (#HC154), or Heritage Red (#HC181). Only one color or stain, no patterns allowed.

Gates: Must be painted black

Paint for Homes that are Mixed Brick & Siding:

Streets: Valley Glade, Forest Holly, Villa Hill, Cape Forest east of Golden Trail, Valley Gardens, Fir Valley, Fawn Glen, Beech Point, Pinewood Park and SCATTERED ALL BRICK On Cape Forest east of Golden Trail, Valley Glade and Fir Valley

Siding and Garage Door, choice of one:

- Alaskan Skies #972 (formerly Light Gray #972)
- Lancaster Whitewash HC-174
- Edgecomb Gray HC-173

Trim (around garage doors & entrances, windows, chimney, eaves, gutters & overhangs), choice of one:

- Indian River #985
- Ocean Floor #1630
- Greyhound #1579 (formerly Heather Green #1579)
- Fairway Oaks #1075

Front Door: Must be painted Black (#2132-10), Fiddlehead Green (#2041-20), Water's Edge(#1635), Hale Navy (#HC154), or Heritage Red (#HC181), Alaskan Skies #972 (formerly Light Gray #972), Lancaster Whitewash (HC-174) or Edgecomb Gray (HC-173) the same as the siding and garage door OR may be stained. Only one color or stain, no patterns allowed.

Gates: Must be painted black

For all homes, trim cannot be the same color as the siding. These are all Benjamin Moore paint colors. The office at Kingwood Association Management at 1075 Kingwood Dr. Suite 100 has a limited supply of paint chips. Approved paint colors may also be viewed on the Benjamin Moore website. You do not have to use Benjamin Moore paint but you have to have your paint color matched to the number of the approved Benjamin Moore color and obtain ACC approval prior to painting.

Kings Crossing Patio Homeowners Association
Approved KCP ARC Window Frame Color
& Driveway, Sidewalk & Patio -Coloring & Overlay 10/17/2022

Colors for New Windows:

- When replacing windows - White, black and tan are now approved colors for all window frame, casing and other components for new windows. All of these components must be the same color.
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Existing driveways, sidewalks and patios cannot be colored.

- A color, as a stain or paint, cannot be applied to the top of any existing or new driveway, patio or sidewalk.
 - No overlay or coatings on top of concrete are allowed for existing or new concrete.
 - Any sealant for concrete has to be colorless - not colored transparent, semi-transparent *nor* solid.
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New driveways, patios and sidewalks can have an approved color added to the concrete mix at the plant.

- An approved integral coloring of a driveway, patio or sidewalk can only be done during a new installation. The approved color is mixed in at the concrete plant so that the color runs consistently throughout the depth of the concrete. There can be no mottling of the color. Any color and design, if stamped, will have to have prior approval with KCP ARC.
 - A color, as a stain or paint, cannot be applied to the top of a new driveway, patio or sidewalk.
 - No overlay or coatings on top of concrete are allowed for new concrete.
 - Any sealant for concrete has to be colorless - not colored transparent, semi-transparent *nor* solid.
 - Approved colors for a new driveway, sidewalk and patios are light (the color of concrete) to medium gray. Color swatches are available to view at the Kingwood Association Management office.
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New windows, driveway, sidewalk or patio must have a completed ACC submitted and approved prior to any work. The work has to be located on a survey and submitted with the ACC form.

For any questions and to request a KCP ARC form, homeowners can contact Kingwood Association Management at 1075 Kingwood Dr. Suite 100 or call (281) 359-1102. Information is also located on the website KingsCrossingPatio.com.