



Lanier Lakes
Homeowners Association, Inc.

TO: Lanier Lakes Homeowners
FROM: Lanier Lakes Board of Directors
DATE: October 24, 2024
SUBJECT: Architectural Community-Wide Standards

Lanier Lakes Community began through the probated Protective Covenants for Lanier Lakes Subdivision on August 22, 2005 by Adams Homes. As our community ages and original owners sell, we can quickly lose sight of the original intent of this community and the materials used to create it.

Our first ARC Chairman spent many hours with Adams Homes ferreting out what materials were used to create Lanier Lakes. You can find the “Community-Wide Standards” on www.lanierlakeshoa.org for your perusal and use should you ever wish to replace or update anything on the exterior of your home.

For your convenience, the presently approved colors for shutters, doors and fences are listed in this document. You do not have to use Sherwin Williams, but please provide the color number and name to whatever paint vendor you choose when filling out the Architectural Approval Process forms.

As a reminder, a change to the exterior of your home requires you to go through the Architectural Review Process by completing the Architectural Approval Request Form that may be found on the website at www.lanierlakeshoa.org.*

Note: At the recommendation of the ARC and the unanimous vote of the Board of Directors on March 25, 2019, the door and shutter colors do not have to match in color.

***Note: If you are changing or updating any existing feature using the approved items or colors in this document, you do not need to fill out an Architectural Approval Form.**

Front Entry Door

All front entry doors are manufactured by Masonite, are of Craftsman or 6-panel style. They are all painted with a white primer. They can be purchased at Huntsville Lumber.

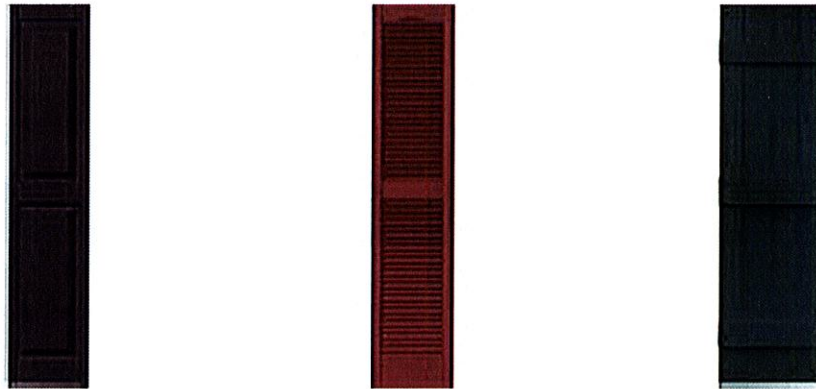


Note: The full oval window feature is also available under special order.

Special Note: Storm doors must be full view matching the color of the front entry door or the trim.

Shutters

All shutters are vinyl and are manufactured by The Tapco Group and are of the brand name “Builders Edge”. They come in three styles: Raised Panel, Louvered, or Board & Batten. These shutters may be ordered or purchased at Home Depot in sixteen specific colors



Door and Shutter Colors

The recommended paint provider for the exterior for this community is Sherwin-Williams. The only thing you should ever need to paint on the outside of your home is your front door or possibly the color of your shutters, Previously, painting your shutters is not recommended because of the composition of the vinyl – polystyrene verses polypropylene – and paint adhesion. However, some homeowners have been successful with repainting.

Note: Some homeowners have had success using Rejuvenate and Armor All for restoring shutters.

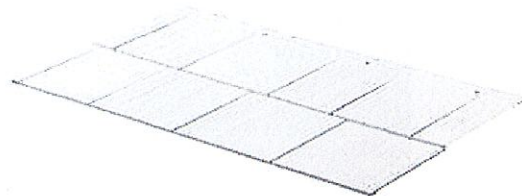
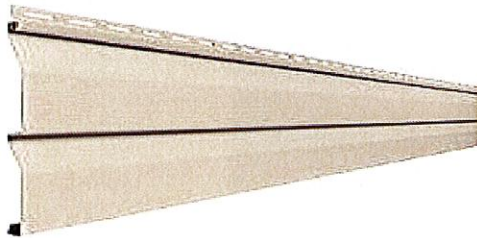
Colors



Builder's Edge Shutter Color	Sherwin-Williams Corresponding Paint Color
001 – White	SW685 – Dover White
002 – Black	SW6258 – Tricorn Black
004 – Wedgwood Blue	SW6222 – Riverway
008 – Clay	SW0024 – Curio Gray
009 – Federal Brown	SW2856 – Fairfax Brown
010 – Musket Brown	SW7020 – Black Fox
018 – Tuxedo Grey	SW7674 – Peppercorn
023 – Wicker	SW9112 – Song Thrush
027 – Burgundy Red	SW7593 – Rustic Red
028 – Forest Green	SW7750 – Olympic Range
036 – Classic Blue	SW6244 – Naval
078 – Wineberry	SW2802 – Rookwood Red
117 – Bright White	SW0050 – Classic Light Buff
122 – Midnight Green	SW2809 – Rookwood Shutter Green
166 – Midnight Blue	SW7605 – Gale Force
167 – Bordeaux	SW2801 – Rookwood Dark Red

Vinyl Siding

The siding used in this community is manufactured by Summit Manor Vinyl Siding and is sold under the brand name Normandex Building Materials. It can be purchased locally from ABC Supply Company in Madison. Two colors are approved for this community: white and beige.



NOTE: In order to keep mold and mildew from your vinyl siding, you may use a product called “Home Armor E-Z House Wash”. Several homeowners have testified that this product works very well!

Roof Shingles

The roof shingles selected to be standard for Lanier Lakes are architectural-style shingles and can be purchased locally at Gulf Eagle Supply in Huntsville.



Mailbox Post

The post that is used throughout Lanier Lakes is Model # M-79 manufactured by Vandelet Mailbox Company. It is made of steel and painted with high-gloss or semi-gloss black paint. It can be purchased or ordered from Lowes.



Mailbox

All mailboxes must be high-gloss or semi-gloss black in color and either be a regular or locking mailbox. The dimensions of the regular mailbox on the left is 8.9" H x 6.9" W x 20.1" D. The locking mailbox on the right is 11.5" H x 11.2" W x 20"

D. (Both examples below are from Lowe's)

<https://www.lowes.com/pd/Gibraltar-Mailboxes-Elite-6-9-in-W-x-8-9-in-H-Metal-Black-Post-Mount-Mailbox/1000096536> or <https://www.lowes.com/pd/Architectural-Mailboxes-Oasis-360-Large-Metal-Pewter-Post-Mount-Locking-Mailbox/5005332983>



Mailbox Numbers

All mailboxes must have the house number on each side, they should be white and 2 and 4 inches tall. Numbers should be placed at the lower rear area of both sides of the mailbox. New red flags can be purchased at the following link: <https://a.co/cK7KN4w>

Garage Door

Our garage doors are manufactured by Mid-America Door and can be purchased locally at Wilson Garage Door Company of Huntsville. They are Carriage style, Model # 2500, are 16-feet wide and 7-feet high. They have one row of plain glass windows in the top row with various options for window decoration (see website). Black Carriage steel decorative hinges and handles are optional. For Lanier Lakes, two colors are standard – white (Sherwin Williams 7056 Reserved White or Sahara beige (Sherwin Williams 7506 Loggia). Sherwin Williams recommends their SuperPaint which is a primer/paint and is an exterior acrylic latex.



Garage Door Lights

Over the years, there have been several changes to the standard light fixtures that are mounted near the garage door. This was caused by the discontinuance of several models. All are of the Craftsman style and all are currently manufactured by Capital Lighting. The colors are Black, Dark Bronze and Vintage Rust.

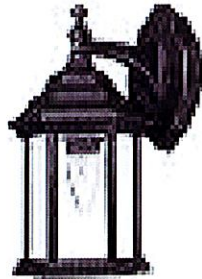
If updating fixtures, you may choose from the ones listed below, one identical to the style and color of your existing fixture or fill out the Architectural Approval Process Forms and send to the board at board@lanierlakes.org.

NOTE: Light fixtures that are faded or are not the standard color, please maintain them by painting them in the original approved color.

Model 9721BK:



Model 9830B:



Model 8612-A61 (Vintage Rust Discontinued)



Other Approved Options:

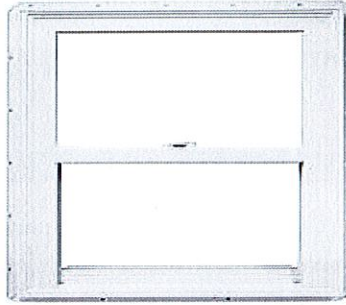
eTopLighting Bella Luce Collection Exterior Outdoor Wall Lantern, Oil Rubbed Rust Body Finish Clear Seeded Glass APL1016 in Bronze from Amazon (\$45.30):



NOTE: All exterior light bulbs must be natural or white light bulbs only, including during the holidays. ARC requests must be submitted to have holiday light bulbs.

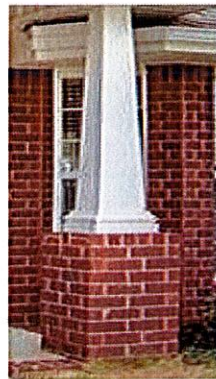
Windows

Our windows are made by Anderson Windows and can be purchased locally at Wilson Lumber or Home Depot. They are the Silver Line brand, 2900 Series, Single hung, Vinyl Windows. They come in light tan or white color.



Tapered Craftsman Columns

Some of the Lanier Lakes homes have single tapered craftsman-style columns in either a white or beige color.



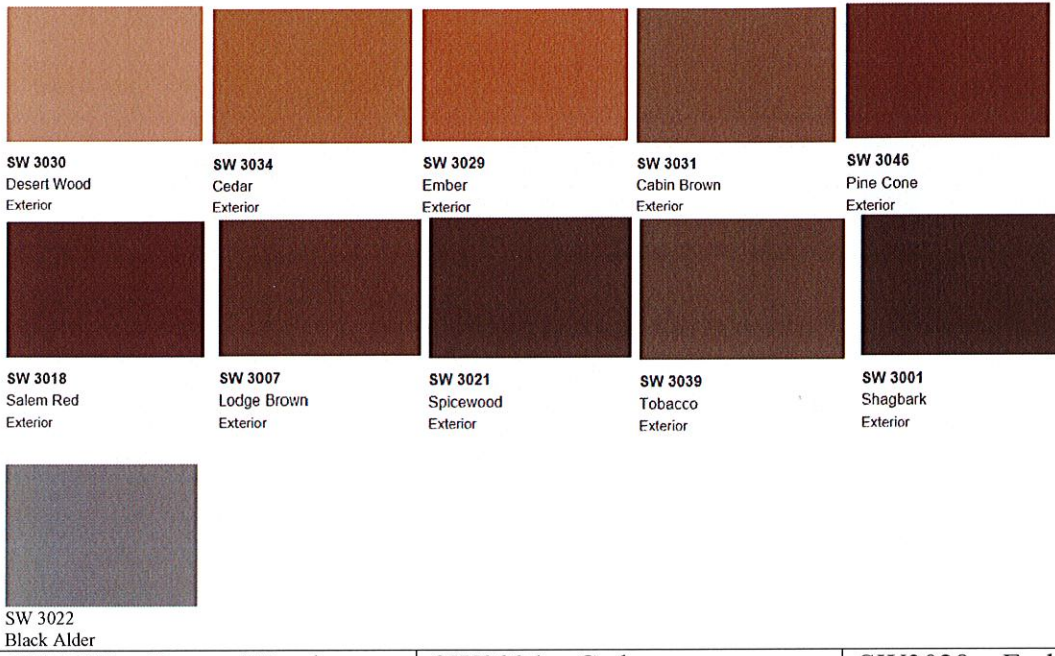
House Numbers

All homes in the community were built with house numbers. Our house numbers are 4-inch black rust resistant, non-adhesive, non-reflective numbers and may be found at most any hardware store. These black house numbers must be visible on either light siding or the craftsman post at the front porch. Adhesive vinyl numbers on the exterior of the home is unacceptable.

Note: The above does not apply if you have a house number chiseled into the brick.

Fences and ARC Approved Colors

All fencing must be submitted to the ARC for Board approval. Approved fencing is vinyl, wood, and wrought iron. Wrought iron may only be erected on any lake lot. All wood fencing must be covered, meaning the structural members of the fence should be contained to the inside of the fence and the exterior of the fence should be finished. All fencing should be placed no further forward than the rear corner of the house unless prior approval from the board has been received. All wood fences must be solid opaque stained on the outside and the inside of the fence. The approved Sherwin Williams solid opaque colors of the wood fences are:



SW3030 – Desert Wood	SW3034 – Cedar	SW3029 – Ember
SW3031 – Cabin Brown	SW3046 – Pine Cone	SW3018 – Salem Red
SW3007 – Lodge Brown	SW3021 – Spicewood	SW3039 – Tobacco
SW3001 – Shagbark	SW3022 – Black Alder*	

If you wish to alter any of the features described in this document, you must first complete the Architectural Approval Request form found on the Lanier Lakes website at www.lanierlakeshoa.org and submit to hpcam4@hughes-properties.com.

You may scan and email the documents to hpcam4@hughes-properties.com or you may mail your copy to Hughes at 4910 Corporate Dr., Huntsville, AL 35805. **We do not accept photos of the documents.**

The Board will review your request and will make their decision. Failure to do so may result in your having to remove or repaint the unapproved change and/or may result in a fine from the Board of Directors.

Approved and adopted by a majority vote of the Lanier Lakes Board of Directors on October 24, 2024 with an effective date of October 24, 2024.

/s/ Kaye Reynolds
KAYE REYNOLDS
President, LL Board of Directors

/s/ Brian Conway
BRIAN CONWAY
Secretary, LL Board of Directors