

# The 3 Question House Paint Color Survey - Results

The survey was presented to help develop either covenant change preparations for a community legal voting process or to implement better enforcement of existing covenants. **Surveys are not legal change votes, only information gathering.**

Did you know the standard for acceptance for voting issues, either legal change or surveys, holds no reverence to the non-voters or the abstentions, only the Yes or No votes. Apathy can greatly disappoint some but not change a survey or election. We had 62 votes cast out of 86 sent.

**1.** Should house paint color controls be completely removed from the covenants? This would be for house body paint, house trim paint, doors and windows only, NOT roofs or fences. Changing this would require a legal vote of the community to change the covenant.

6 Yes    55 No    1 Abstain

The results of this item, for the most part, puts the question of no color control to bed. Sugarhill voters want control over the colors of our houses.

**2.** Should house paint color controls be adjusted to allow lighter and/or darker colors? This would be for house body paint, house trim paint, doors and windows only, NOT roofs or fences. Changing this would require a legal vote of the community to change the covenant.

32 Yes    26 No    4 Abstain

The results of this item indicates a split in the interest in modifying the colors between adjusting the colors and no change (the 1 vote winner in the next question).

**3.** Do you want the covenant colors to stay the same as they are now and have been for the last 24+ years unchanged?

33 Yes    26 No    3 Abstain

The results of this winning item indicates a close split between modifying the colors in item 2 and no change to the existing covenants, the 1 vote winner of this survey.

This win also indicates Sugarhill's majority likes the look of Sugarhill and wants covenant color control.



## Items referenced in the covenants that describe the color intentions:

### Introduction to documents March 2015

“... the Board is ... charged with ensuring that the exterior appearance of homes and landscaping in Sugar Hill is consistent with our covenants/deed restrictions and the fact that our community is in concert with nature and uniquely built around the Savannas Preserve State Park.”

“... Sugar Hill is a unique, nature oriented community built around the Savannas Preserve.”

### Architectural Control Committee\* Rules and Regulations Item 15B

“... Paint and stain colors will be of **natural earth tones to blend the residence into the native landscape** of Sugar Hill.”

### Section V Exterior Paint Colors - Revision 1 - 01/04

“... The exterior paint colors will be in the gray, green, or brown spectrum. Because of the virtually unlimited minor color variations that may fall within an acceptable range, we chose to define the extremes of the color range. Paint or stain should be flat, satin, or semi-gloss.”

“... Even within the paint color ranges, not all shades will blend with brick or stone, and not all color combinations will be acceptable. In all cases, the ACC\* will make the final decision as to the acceptability of a color, or the combination of colors.”

\*ARTICLE IX COMMITTEES SECTION 1. The Board of Directors may appoint an Architectural Control Committee ("ACC") to process and approve/disapprove architectural review requests. The Board is not required to appoint an ACC and may handle such requests itself.

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My commentary,

Sugarhill's history is one of consistent design enforcement conflict with numerous board overthrows and regular property management hires and removals. No property management company has lasted more than a year and there have been more than one, as far as I can learn. Regular board recalls in the past mostly have their roots in heavy-handed attempts at enforcing items like paint color. The outcome of these changes relentlessly causes friction in the community, a community that is regarded highly for its incredible beauty but now finds that threatened.

Moving away from natural earth tones for houses in a community integrated into a natural environment would be a mistake due to several key reasons. Firstly, earth tones harmonize with the surrounding natural landscape, creating a visually cohesive and aesthetically pleasing environment. Secondly, these colors have a calming effect, enhancing the serene atmosphere that one would expect in such a setting. Thirdly, using colors that starkly contrast with the natural environment can disrupt the visual flow and unity between the built and natural worlds, potentially diminishing the overall appeal and value of the community. Lastly, earth tones are timeless and tend to age gracefully, ensuring that the community maintains its beauty and relevance over time.

My personal opinion is Sugarhill needs to retain as much of the original intent of blending the man made into the natural surroundings of our hills and landscape as possible. I believe the second survey item can serve to do adjustments, but mostly **not in a high contrast direction**. I am completely convinced that allowing colors that starkly contrast with the natural environment will definitely change Sugarhill in a negative direction.

John Doty 2/7/24