

Shadow Mountain Ranch Community Association

www.shadowmountainranchhoa.com





New Paint Palette Adopted!

A new palette, that incorporates more modern color tones, has been adopted by the HOA board and is ready for use!

As all homeowners should be aware, no exterior changes to the unit may be completed, including repainting (unless it is the original color), without prior approval from the Architectural Committee. When repainting and seeking approval to paint your home a color other than its original color, homeowners must choose from one of the approved paint schemes and must submit an Architectural Review Form to management indicating their color selection.

Where to see the new color options:

-  Online - visit the link to Dunn Edwards paint palette at the HOA's website: www.shadowmountainranchhoa.com.
-  In person - visit the Level Community Management office to see color chips in the new paint palette book.

While the Association worked with colors produced by Dunn Edwards to create this palette, homeowners may use the paint vendor of their choosing as long as the selected colors are professionally color matched. Color schemes must be matched in their entirety. Colors may not be combined from different schemes and colors intended for body, accent, and trim may not be used for any other component than what is designated by the palette.

Repainting to match existing

Please be aware that, unfortunately, the Association does not have the original color schemes from when Pardee developed the community. If you wish to repaint to match your existing colors, you must do a color match. It is recommended to obtain a color sample from an area of your home that is well protected from the sun, such as under the trim or from an area that has been consistently shaded by plant life. Prior approval is not required to repaint to match existing.

Notes on adoption/enforcement:

This paint palette was adopted at the January 2022 Board Meeting following notice to the membership and was adopted in accordance with Nevada Revised Statutes 116.3102(a) and 116.31065. It will be implemented within 30 days of this mailing. This palette has been adopted and will be enforced in accordance with Article XII Architectural Review, of the Declaration of Covenants, Conditions and Restrictions for Shadow Mountain Ranch Community Association. Per the community's governing documents, any homeowners who elect to paint their home colors that are not approved by the Association, may be subject to fines and/or required to repaint at their sole expense.

*Your Board of
Directors:*
Michael Pizzi
President
Chris Langham
Vice President
Ross O'Dell
Treasurer
Joey Barajas
Secretary
Vacant
Director

MANAGEMENT CONTACT

Level Community
Management
8966 Spanish Ridge Ave.
#100 Las Vegas, NV
89148

General Inquiries:
help@levelprop.com
(702) 433-0149

Community Manager:

Ashley.Livingston
@levelprop.com

Assistant:

Hannah.Bolender
@levelprop.com