

Meadows of Highland  
Architectural Variance Committee Standards  
September 15, 2021

Updated May 2022

**Awnings**

**Phase 1 and 2**

- Manufacturer: Sunbrella
- Pattern: Black Forest Fancy
- Binding: Alpine
- Pattern #: 4923
- Scallop: Classic

**Phase 3**

- Manufacturer: Sunbrella
- Grey/Black/White
- Pattern #: 4799
- Scallop: Classic
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- Manufacturer: Stattler
- Elements Stripes Frey
- Pattern #: 320839
- Scallop: Classic

**OR**

**Paint Colors**

**Phase 1 and 2**

- Latex or Oil based Stain are available at Arthurs:
- Deck Stain Solid Color; Latex or Oil Based; MOH Green- 2011 Formula.
- Paint is also available in the same color mix. It will be listed under the keyword "Meadows".

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**Phase 3**

**Effective May 20, 2020 the colors have been updated and will be phased in as owners need to apply stain.**

- Behr – Drift Gray SC137 is used for
  - Back deck railings and spindles
  - All Dividing wooden walls
- Arthur’s –Meadows Phase 3 Dark Gray is best for porch and deck floors and stairs
- Behr – White 5011-211
  - Front railing, spindles and handrail.
  - Optional: back deck railing and spindles

**Concrete Stoops – All Phases**

A variance is not required to repaint concrete stoops; however, the color must be “Concrete” colored.

**External Garage Lights**

**Phase 3**

Lowes – Brayden Portfolio Wall Lantern #0338653

**Deck and Deck Railings**

When necessary to replace a deck and/or railings, the style must match other decks in your building or to the most updated that is within code. The plan should be specified in your Architectural Variance Request.