



PHASE III HOA

ARCHITECTURAL REVIEW COMMITTEE

Exterior Change Guidelines

Rules, paint palettes and approved examples

BEFORE YOU BEGIN

Every exterior change requires prior written ARC review and approval. Submit a separate Architectural Review Form for each individual project.

VERSION 1.0 | UPDATED SEPTEMBER 1, 2026

Professionally reformatted from source revision dated February 8, 2024

Start Here: Approval at a Glance

A simple path to an approved project

1 PLAN ONE PROJECT

Define the exact exterior change, materials, dimensions and colors.

2 PREPARE THE DETAILS

Gather drawings, photos, specifications, color selections and any permit information.

3 SUBMIT SEPARATELY

Use one Architectural Review Form for each project so every request can be reviewed individually.

4 WAIT FOR APPROVAL

Do not begin work until written approval is received. Decisions are usually provided within seven days.

5 DOCUMENT COMPLETION

For approved painting, email completion photos to TheVillage@Greenacre.com within 30 days.

IMPORTANT

ARC approval does not replace any permit, code or other governmental approval that may be required.

Exterior Change Rules

EXTERIOR PAINTING

Use an approved Phase III color scheme. Other paint brands may be used only when their colors are exact matches to the listed Sherwin-Williams colors.

WALLS AND FENCING

Prior written ARC approval is required. Permitted materials: wood, vinyl, wrought iron, or aluminum that resembles wrought iron. Chain link and horizontal slats are prohibited. Vertical slats and gates only; maximum height is 6 feet. Keep all fences and walls in like-new condition and replace rotting wood when notified.

WALKWAYS AND DRIVEWAYS

ARC approval is required for changes to color, finish, topping, pavers, replacement, size or shape. Painted walkways and driveways are not allowed. When possible, provide 20 feet of clear parking without blocking sidewalk access. Most driveway improvements require a Hillsborough County permit. Colors must complement the home; pressure-wash regularly to prevent staining.

ROOFS

Roof design and color must remain consistent with the character of Carrollwood Village. Any change to the existing style or color requires an ARC application and approval. Refer to the current Color Book Palette Exterior Change Guidelines.

House Painting Rules

1 USE ONE APPROVED SCHEME

Body, trim and accent colors must stay within the selected scheme unless the Color Scheme Book expressly permits a substitution.

2 APPLY COLORS TO THE CORRECT ELEMENTS

BODY: main walls, garage doors and masonry mailboxes. TRIM: garage doors, shutters, gutters, fascia, drip edges, soffits, architectural details and masonry mailboxes. ACCENT: front/entry doors and shutters.

3 NATURAL WOOD EXCEPTION

Natural wood-tone finishes are permitted only for front/entry doors and garage doors.

4 MAINTAIN A UNIFORM FINISH

Repainting is required when the body, trim or accent becomes splotchy, non-uniform, cracked or peeling, as determined by the ARC.

5 AVOID MATCHING ADJACENT HOMES

Do not select the same body-and-trim combination used by the neighboring home on either side.

6 SEND COMPLETION PHOTOS

Email photos to TheVillage@Greenacre.com within 30 days after approved painting is complete.

7 MATCH LISTED COLOR NUMBERS

The palette uses Sherwin-Williams nomenclature. Another manufacturer may be used only with a corresponding exact match to the listed Sherwin-Williams color number.

Approved Paint Schemes 1-4a

Select one complete scheme. Printed and screen colors are approximate; verify by name and SW number.

SCHEME	BODY	TRIM	ACCENT
1	Nantucket Dune SW 7527	Pure White SW 7005	Oyster Bay SW 6206
1a	Sandy Ridge SW 7535	Pure White SW 7005	Oyster Bay SW 6206
2	Felted Wool SW 9171	Porpoise SW 7047	Still Water SW 6223
2a	Felted Wool SW 9171	Pure White SW 7005	Still Water SW 6223
3	Superior Bronze SW 6152	Pure White SW 7005	Bitter Chocolate SW 6013
3a	Quiver Tan SW 6151	Pure White SW 7005	Bitter Chocolate SW 6013
4	Cocoa Whip SW 9084	Diverse Beige SW 6079	Rocky River SW 6215
4a	Cocoa Whip SW 9084	Pure White SW 7005	Rocky River SW 6215

Approved Paint Schemes 5-8a

Select one complete scheme. Printed and screen colors are approximate; verify by name and SW number.

SCHEME	BODY	TRIM	ACCENT
5	Proper Gray SW 6003	Folkstone SW 6005	Polished Mahogany SW 2838
5a	Proper Gray SW 6003	Pure White SW 7005	Polished Mahogany SW 2838
6	Tin Lizzie SW 9163	Extra White SW 7004	Tricorn Black SW 6258
6a	Argos SW 7065	Extra White SW 7004	Tricorn Black SW 6258
7	Pure White SW 7005	Pure White SW 7005	Iron Ore SW 7069
7a	Pure White SW 7005	Iron Ore SW 7069	Iron Ore SW 7069
8	Greek Villa SW 7551	Greek Villa SW 7551	Turkish Coffee SW 6076
8a	Greek Villa SW 7551	Turkish Coffee SW 6076	Turkish Coffee SW 6076

Approved Paint Schemes 9-11a

Select one complete scheme. Printed and screen colors are approximate; verify by name and SW number.

SCHEME	BODY	TRIM	ACCENT
9	Neutral Ground SW 7568	Khaki Shade SW 7533	Mediterranean SW 7617
9a	Neutral Ground SW 7568	Urban Putty SW 7532	Mediterranean SW 7617
9b	Khaki Shade SW 7533	Neutral Ground SW 7568	Mediterranean SW 7617
9c	Urban Putty SW 7532	Neutral Ground SW 7568	Mediterranean SW 7617
10	Acacia Haze SW 9132	Extra White SW 7006	Urbane Bronze SW 7048
10a	Comfort Gray SW 6205	Extra White SW 7006	Urbane Bronze SW 7048
11	Gauntlet Gray SW 7019	Extra White SW 7006	Tricorn Black SW 6258
11a	Acier SW 9170	Extra White SW 7006	Tricorn Black SW 6258

Approved Paint Schemes 12-14a

Select one complete scheme. Printed and screen colors are approximate; verify by name and SW number.

SCHEME	BODY	TRIM	ACCENT
12	Malabar SW 9110	Foothills SW 7514	Black Bean SW 6006
12b	Malabar SW 9110	Griffin SW 7026	Black Bean SW 6006
12c	Foothills SW 7514	Malabar SW 9110	Black Bean SW 6006
12d	Griffin SW 7026	Malabar SW 9110	Black Bean SW 6006
13	Fenland SW 7544	High Tea SW 6159	Dark Auburn SW 6034
13a	Fenland SW 7544	Creamy SW 7012	Dark Auburn SW 6034
14	Trusty Tan SW 6087	Creamy SW 7012	Turkish Coffee SW 6076
14a	Dusted Truffle SW 9083	Creamy SW 7012	Turkish Coffee SW 6076

Approved Paint Schemes 15-18a

Select one complete scheme. Printed and screen colors are approximate; verify by name and SW number.

SCHEME	BODY	TRIM	ACCENT
15	Foggy Day SW 6235	Extra White SW 7006	Iron Ore SW 7069
15a	Waterloo SW 9141	Extra White SW 7006	Iron Ore SW 7069
16	Sensational Sand SW 6094	Pure White SW 7005	Cordovan SW 6027
16a	Iced Mocha SW 9092	Pure White SW 7005	Cordovan SW 6027
17	Knitting Needles SW 7672	Extra White SW 7006	Naval SW 6244
17a	Summit Gray SW 7669	Extra White SW 7006	Naval SW 6244
18	Virtual Taupe SW 7039	Pure White SW 7005	Sommelier SW 7595
18a	Tony Taupe SW 7038	Pure White SW 7005	Sommelier SW 7595

Approved Paint Schemes 19-22a

Select one complete scheme. Printed and screen colors are approximate; verify by name and SW number.

SCHEME	BODY	TRIM	ACCENT
19	Roycroft Mist Gray SW 2844	Westhighland White SW 7566	French Roast SW 6069
19a	Austere Gray SW 6184	Westhighland White SW 7566	French Roast SW 6069
20	Pure White SW 7005	Grizzle Gray SW 7068	Dark Night SW 6237
20a	Pure White SW 7005	Pure White SW 7005	Dark Night SW 6237
20b	Grizzle Gray SW 7068	Pure White SW 7005	Dark Night SW 6237
21	Warm Stone SW 7032	Alabaster SW 7008	Tempe Star SW 6229
21a	Warm Stone SW 7032	Brainstorm Bronze SW 7033	Tempe Star SW 6229
22	Perfect Greige SW 6073	Creamy SW 7012	Chateau Brown SW 7510
22a	Chatura Gray SW 9169	Creamy SW 7012	Chateau Brown SW 7510

Approved Paint Schemes 23-26

Select one complete scheme. Printed and screen colors are approximate; verify by name and SW number.

SCHEME	BODY	TRIM	ACCENT
23	Shoji White SW 7042	Night Owl SW 7061	Iron Ore SW 7069
23a	Creamy SW 7012	Night Owl SW 7061	Iron Ore SW 7069
23b	Night Owl SW 7061	Shoji White SW 7042	Iron Ore SW 7069
23c	Night Owl SW 7061	Creamy SW 7012	Iron Ore SW 7069
24	Still Water SW 6223	Pure White SW 7005	Sealskin SW 7675
24a	Riverway SW 6222	Pure White SW 7005	Sealskin SW 7675
25	Mediterranean SW 7617	Extra White SW 7006	Sawgrass Basket SW 9121
25a	Mediterranean SW 7617	Pure White SW 7005	Sawgrass Basket SW 9121
26	Basil SW 6194	Pure White SW 7005	Polished Mahogany SW 2838

Palette Notes & Permitted Exceptions

Use the palette by name and color number

Color appearance varies by screen, printer, lighting, sheen and substrate. The color names and Sherwin-Williams numbers control; swatches in this guide are visual references only.

PURE WHITE EXCEPTION

Pure White may be used as a trim or accent color with any approved color scheme.

DARK ACCENT EXCEPTION

Iron Ore or Tricorn Black may be used as accent colors with schemes 1-6, 9-11, 13, 15-17 and 19-23.

FINAL CHECK BEFORE SUBMITTING

- ☐ Body, trim and accent all come from one permitted scheme.
- ☐ The neighboring homes do not use the same body-and-trim combination.
- ☐ The application identifies each color by name and SW number.
- ☐ A separate application is prepared for every distinct project.

Fence & Gate Guidelines

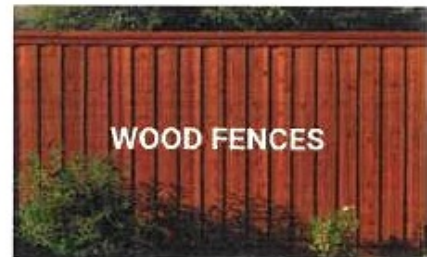
Styles to conform with community standards.

Heights: 3ft - 6ft

ALUMINUM
Black, White, Bronze

VINYL
White, Tan, Woodgrain
Shadowbox, Picket, Lattice, Semi-Privacy

WOOD
Privacy, Board-on-Board, Stockade



Walkway & Driveway Guidelines

WALKWAY/DRIVEWAY GUIDELINES

Styles to conform with community standards.

No Painted Driveways

Colors should complement the homes color.

VARIOUS SHAPES AND PATTERNS / SOLID AND BLENDED COLORS

BRICK



CONCRETE



STONE



Blended Gray Cement Based Colors



Blended White Cement Based Color



ARCCCommittee_ColorBookPaletteSelections_Phase3

AUG19

Roof Guidelines

Homeowners Association, Inc.
Exterior Changes

ROOF GUIDELINES

Styles to conform with community standards.

Colors should complement the homes color.

SHINGLE



TILE



METAL



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AUG11