

Villas at Bellagio II HOA Narrative

On behalf of Ownership (Associated Property Management), we (Evolution Construction Services) have been hired to paint the exterior of an HOA community located at 2992 N Miller Road, Scottsdale, AZ 85260. The community consists of 11 buildings. The project scope contains community buildings, walls, and pool area.

The following items will be included: building walls (stucco), balcony railings, trash enclosures, garage doors, entry and exit gates, entry doors, patio doors, fence walls, wrought iron pool fencing and fascia.

The major cross streets for this project are off Thomas Road and 76th Street. The HOA community is called Villas at Bellagio II.

The scheme that the Board has selected and approved is:



DEW380 – Warm White- LRV 93: Main building walls, fence walls and trash enclosure walls

DET620 – Barnwood Gray- LRV 31: Bottom trim, pop-outs, and garage doors

DEA002 – Black- LRV 4: Trash gates and all iron

DE5181 – Georgia Clay- LRV 17: Patio doors and entry doors

DEC755 Cocoa- LRV 15: Upper Fascia and Upper Chimney Pop-outs

Villas at Bellagio II HOA Design Guidelines Narrative

Keeping in mind the “established (or planned) design character of the community and neighborhood” around Villas at Bellagio II, the colors Warm White, Barnwood Gray, Black and Georgia Clay by Dunn

Edwards were selected to be the color scheme for this exterior paint project. A key site characteristic that was taken into consideration when selecting the chosen colors were the “prominent views from on-site and off-site” this includes several homeowners associations and apartment complexes all within a few miles of Villas at Bellagio II that display exterior paint colors such as white, greys, reds, purples, pinks, oranges, blues, and browns. “Contextual influences of the surrounding area” including “the patterns, character and scale of existing and planned development in the immediate area” influenced the Board’s selection of the exterior paint colors- after seeing similar toned colors applied to the exterior of other homeowners’ associations or commercial buildings within the same zip code as Villas at Bellagio II, the Board felt secure within the colors selected. With these influences considered, the Board began the process of researching the City of Scottsdale’s website to get a clear example on which colors are allowed and which go against the City’s design standards. After reviewing Item 9 under the Architecture section of the Design Guidelines it states: “Building colors should emphasize muted earth tones. The use of highly reflective or glossy materials should be limited and are not appropriate in all contexts.” – at this point the Board proceeded to move forward with the colors approved by the Board and the homeowners of the association as the color scheme they selected reflected “muted earth tones”. Exterior painting began and the project was completed to the Board’s satisfaction. At this point, we received a compliance notice from the City of Scottsdale’s code enforcement team. As this occurred concurrently with the Summerfield II project, we had no knowledge of the necessity to apply for a color change permit with the city. Moving forward, we will ensure that every non-residential building will go through the appropriate permit process in order to comply with the city. Under the “Sensitive Design Principles” it states that “the design of the built environment should respond to the desert environment: ... materials with colors and coarse textures associated with this region should be utilized.”, with this and the “muted earth tones” factoring into all steps of the design process for this project, the Board selected a scheme that reflected the “muted earth tones” desired by the city and that was the most suitable for the “dominant character of the surrounding area”.

Examples of similarly zoned properties exterior paint colors included on the following pages:



Eclipse Townhomes- 1401 N. Granite Reef Road



Irvine Park- 8521 E McDowell Road



LP on 85th- 1221 N. 85th Place



The Flats at Granite Reef- 980 N. Granite Reef Road



85th Street and Loma Linda



American Physical Medicine- 8417 E McDowell Road



Scottsdale Gateway- 1584 E McKellips.



Capri Apartments- 6847 E 4th Street



Seventyone 15- 7115 E McDowell Rd



The Carter- 3300 N. Scottsdale Road



The Tomscot- 3015 N. Scottsdale Road

CONSTRUCTION SERVICES

(480) 962-8180
www.evolutionarizona.com

Thank you for choosing Evolution Construction Services. We appreciate your patronage and would like to make the Color Selection Process as easy as possible. Please see the color(s) you have chosen along with their placement, listed below.

When completed, please email the Color Selection Form back to your Sales Consultant.

NOTE: WE CANNOT START A PROJECT IF THE COLOR PLACEMENT FORM IS NOT FULLY COMPLETE.

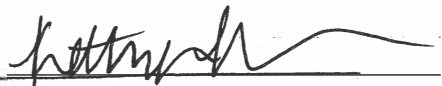
Property Name: Villas at Bellagio Property Manager: Mandy Ramirez
Address: 2992 N Miller Rd, Scottsdale, AZ 85251 Phone: 480-941-1077
Management Company: APM Email: mandy@apm-management.com

Color Name & Number	Surface <small>*Be Specific* (i.e. Stucco, Trim, Doors, Fascia, Perimeter Walls, Wrought Iron, Carports, Ceilings, Etc.)</small>
1. DEW380 Warm White	Main building walls, fence walls,
2. DEW380 Warm White	trash enclosure walls,
3. DET620 Barnwood Gray	Bottom trim, Pop-outs, and garage doors
4. DEA002 Black	Trash gates
5. DE5181 Georgia Clay	Patio Doors, entry doors
6. DEA002 Black	All Iron
7.	
8.	
9.	
10.	

By choosing the Color Selections stated above, I acknowledge that any changes will result in a change for product already purchased, any labor (\$35/Man-Hr.) necessary to re-paint surfaces.

I agree to the terms stated above:

Name: Kathryn Harman
Title: Vice President

Signature: 
Date: 10/14/2023



perfect palette®

Villas at Bellagio

Rusty Brown, Outside Sales Representative, 602-550-2686, rusty.brown@dunneidwards.com



ORIGINAL PHOTO

Color Schemes For Your Consideration

DUNN-EDWARDS® Color Rendering Department

12-DR-2023
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Scheme

2

- 1** Body - DEW380 Warm White
- 2** Garage Doors - DET620 Barnwood Gray
- 3** Fascia, Pop-Outs, Upper Chimney - DEC755 Cocoa



DISCLAIMER

Paint colors represented are approximations and are not exact matches.

No guarantee is intended and approval of final colors, and color placement is the responsibility of the building owner or the owner's agent.

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