

EXHIBIT E

SANDERLING ARCHITECTURAL COMMITTEE

APPROVED EXTERIOR STAIN COLORS (updated November 2021)

The Sanderling POA permits the use of **solid color stain only**, on exterior cedar surfaces. Solid color stain looks like paint, but soaks into wood instead of sitting on top of it. As it ages, stain breaks down by fading rather than peeling, thus older applications of solid color stain tend to “age” better than paint does over time. Additionally, solid stain provides a flat finish, which showcases wood grain while hiding many of the wood imperfections. Great advances have been made with stains over the years and though it may not have quite the same longevity as some advanced paint products, solid color stain is easier to prepare and apply, and your contractor won't be required to scrape and prime as much as would be necessary with most new or re-painting efforts.

Solid color stain can be used on new or previously stained/painted wood since it's designed to adhere to raw wood and other coatings. Like paints, the approved Benjamin Moore solid color stain will cover previous colors, so it will work well in the event you are making a color change.

When choosing an approved Sanderling POA color keep the following in mind:

- Use only approved colors from the list below. Benjamin Moore swatches and samples are available at Kellog's in Duck and at other Benjamin Moore locations nationally. There are also samples of the approved stains at the Sanderling Swim and Racquet Club POA office which can help you select a favorite shade. The approved stain product is Benjamin Moore Arborcoat Solid Color Stain.
- Other Manufacturer's Solid Color Stain can be used (i.e. Sherwin Williams Exterior Acrylic Solid Color House Stain) but colors must match approved colors thus should be exact matches to one of the Benjamin Moore stain selections below. *If using other manufacturer's products*, a sample of the stain you are selecting must be applied to a section of your home or to a piece of cedar shingle. Once that is done, please notify the Sanderling POA ACC to have that sample approved on your home, or deliver the stained shingle sample to the POA office located at the Sanderling Swim and Racquet Club. Exact matches must be approved before staining.
- It's smart to test the colors of your stain selection (as you would when painting a home's interior). View the sample at different times of the day, including at night with an exterior light on, to give you a fuller picture of how your selection will look.
- When testing out stain colors on a piece of wood or an area of your home, let it dry completely before deciding whether or not it is the right choice. Stain color will change somewhat when dry, and once the second coat is applied.
- Sanderling has expanded the color palette to include more colors and shades. For ease, some of the new colors have been matched to previously popular colors (as indicted below in parentheses, next to the new approved color).

Sanderling Approved Benjamin Moore Solid Stain Colors:

Beige/Tan/Brown

#974	Muskoka Trail
#975	Tapestry Beige (Similar to old color Sandbar))
#976	Coastal Fog. (Similar to old color Sandstone)
#977	Brandon Beige (Similar to old color Birch Gray)
HC-81	Manchester Tan
HC-80	Bleeker Beige (Similar to old color Beige Gray)
HC-176	Annapolis Gray (Similar to old color Pawnee)
HC-175	Briarwood (Similar to old color New England Gray)

Gray Green

#1555	Winter Orchard
#1556	Vapor Trails (Similar to old color Willow Mist)
#1557	Silver Song (Similar to old colors Cottonwood and Pearl Gray)
#1558	Fieldstone (Similar to old color Shagbark Hickory)

Gray

HC-180	Cliffside Gray
HC-179	Platinum Gray (Similar to old color Weather Wood)
#1597	Pebble Beach
#1598	Silver Lake
#1599	Marina Gray (Similar to old color Driftwood Gray)
#1600	Timber Wolf (Similar to old color Driftwood Gray but slightly darker)

White

OC-151	White (When pre-approved by ACC for trim or other exterior elements)
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Please note:

Exhibit C, the Owner's and Contractor's Acknowledgment, must be submitted prior to commencing on any staining or re-staining of your property.

Due to weather, insects and normal aging, OBX homes (whether stained or naturally weathering) require regular exterior cleaning, maintenance and if stained, periodic re-staining. As members of the SPOA, all owners have a responsibility to maintain the appearance of your home and to protect the beauty of our unique community. Regular exterior maintenance, cleaning and re-staining also protects the wood and saves on costly repairs.

On a case by case basis, untreated natural weathering of cedar siding is permitted (in lieu of staining) – but note that no treatments or coatings should be used on unstained cedar without prior approval from the ACC. Additionally approved Solid Stains are not to be used on any deck surfaces, or supports – for approved deck coatings see “Exhibit F”.

