

April 17, 2026

To: Lone Mountain HOA Board Members
Lone Mountain HOA Architectural Design Committee

RE: Paint Schemes/Paint Colors in Lone Mountain Community

My name is Joi Prater. I am a Professional Interior Designer and a 27-year Member of American Society of Interior Designers. I have been hired by many Real Estate Developers, Architects, and Homeowners to provide Exterior Color Schemes for both Residential and Commercial Properties. I am also a Homeowner in Cave Creek.

I have been asked by a Homeowner in Lone Mountain to give my Professional input on a Paint Color the Association has selected and asking the Homeowner to Paint her Side Stucco Walls which face the street. These Walls directly butt-up to the Body of her Home. I'm being told the Association has asked her to Paint the Walls Behr "Pepper Spice", or a similar color.

It appears there were 4 Builders within the Community of Lone Mountain. Each Builder Specified several different Exterior Paint Schemes/Schedules for their different Elevations. The Builders were as follows:

Lennar: Specified 6 Exterior Paint Schemes for 26 Elevations, involving approximately 12 Paint Colors. This Paint Schedule was developed by Architect David Gibson, AIA.

Taylor: Specified 17 Exterior Paint Schemes for 9 Elevations, involving approximately 44 Paint Colors.

Pulte: Specified 18 Exterior Color Schemes for 10 different Elevations, involving approximately 36 Paint Colors.

Richmond: Specified 18 Color Schemes for 18 different Elevations, involving approximately 53 Exterior Paint Colors.

Each Builder created a professional, carefully designed Exterior Paint Scheme/Schedule to include the Body of the Home and Front Doors to compliment and coordinate with other Exterior Materials: Roofing, Stone, Brick, Gutters, Shutter, Trim, Fascia, Garage Doors, Side/ Rear Doors, etc... Each Builder had up to 18 carefully planned Exterior Color Schemes to complement the Architectural Style of each specific Home, and the Architectural Style of each Builder.

Creating Paint Schemes/Schedules takes hours and hours to do. There are many factors to consider when selecting Paint Colors, especially Exterior colors. Light Reflectance Value, Exposure, Saturation, and Tone are taken into consideration. Design Elements also play a factor in creating Paint Schemes. This includes Balance, Color, Rhythm, Scale and Proportion.

According to the Homeowner, her Home was built by Lennar. The Paint Schedule I was provided for Lennar lists the below Paint Colors. These were professionally selected by Architect David Gibson.

Base/Body: Sherwin-Williams Utterly Beige

Door: Sherwin-Williams Cobblestone Clay

Gutters: Sherwin-Williams Pebblestone Clay

Pulte's Paint Schedule, dated December 15, 2014, Specified "Pepper Spice" for the Community Block Walls. I believe Pulte intended this Paint Color for the Block Walls that surrounded the entire community. Pepper Spice was never originally intended, or Specified by another Builder, to be used anywhere else in the Community, or to be part of a Builder's Paint Scheme.

According to the Lone Mountain CC&R's Section 3.1.4 and 5.10.2, dated February 19, 2020, Paint Colors/Schemes must be in Harmony with existing Structures.

According to Design Guidelines Section 1.2, 5.1, and 5.14 dated April 22, 2025, Paint Colors must be in Harmony, shall conform to the Design of the original Residential Unit Style, and must be a Paint Color previously used in the Builder's Color Scheme.

I understand the Homeowner's reluctance to incorporate a Paint Color on her Home's Exterior that does not follow the Builder's original Color Scheme as it was intended. From a Professional standpoint, Pepper Spice (or similar) does not fit into, nor is compatible with, the Homeowner's Paint Scheme. It changes the Exterior Character and the Builder's Integrity, and is not compatible with the Builder's original intent.

Joi D. Prater, Allied ASID

ASID Design Excellence Award 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025

National Golden Nugget, Judges Special Award of Excellence 2017

CLIPP, Certified Living in Place Professional

Sr. Construction Manager

Compass Datacenters, Dallas, TX

2022 – 2025

<https://www.joipraterinteriors.com>