



Proposed Rule Change for Pelican Bay
Exterior Paint Palette

November 25, 2024

RE: Pelican Bay Paint Palette and Guideline Update

To all Pelican Bay Homeowners,

California law requires a minimum 28-day comment period for owner review before final approval. The Board approved the following draft changes to the exterior paint palette for review by all members.

The Board is working to expand the paint palette by introducing a range of modern colors and transitioning from the current Kelly Moore Paint Palette to Benjamin Moore, following Kelly Moore's closure. Additionally, the Board has updated the exterior paint guidelines to reflect Benjamin Moore paint options, ensuring a smoother process for homeowners. You can view the proposed paint palette at the following link: [Proposed Exterior Pelican Bay Paint Palette \[https://www.harborbay.org/wp-content/uploads/2024/12/PLB-paint-2024.pdf\]](https://www.harborbay.org/wp-content/uploads/2024/12/PLB-paint-2024.pdf). Please note that the colors shown in the document may not accurately reflect the true appearance of the paint chips.

The Board is allowed by Civil Code §4360 to implement this rule change with notice;

Civil Code §4360. Notice and Approval of Rule Change by Board.

- a) The board shall provide general notice pursuant to Section 4045 of a proposed rule change at least 28 days before making the rule change. The notice shall include the text of the proposed rule change and a description of the purpose and effect of the proposed rule change.
- b) A decision on a proposed rule change shall be made at a Board meeting, after consideration of any comments made by Association Members.

If you're interested in checking out the Proposed Exterior Paint Palette, there are samples available at the office for you to view.

Comments received will be considered at the meeting on January 21, 2025. Please email your comments to SSoogian@harborbay.org or return them by mail to 3195 Mecartney Road, Alameda, CA 94502.

Sincerely,


Samantha Soogian, CCAM
Association Manager

Pelican Bay Estates Homeowners Association



ADDENDUM #1

PELICAN BAY ESTATES EXTERIOR PAINT PALETTE HOUSE REPAINTING GUIDELINES

JANUARY 2025

A new paint palette has been prepared for Pelican Bay homeowners, featuring Benjamin Moore brand paints. Please note that all paint jobs require an architectural application to be submitted and approved before beginning work.

Exclusive Discount:

Homeowners who purchase Benjamin Moore paint and identify as Pelican Bay residents can qualify for a 20% discount on Regal Select, Element Guard, and Ultra Spec exterior and interior paint (Aura Exterior Excluded from the 20% discount). Benjamin Moore test pints are available at **Pagano's South Shore** and **Benjamin Moore – Creative Paint** (1120 Davis Street, San Leandro). The San Leandro store is a full-service Benjamin Moore outlet offering advice on the best paint lines for your project.

New Color Schemes:

The new Benjamin Moore color schemes are available in the **Pelican Bay Paint Book**. The following guidelines apply to all painting projects:

Paint Rules:

- **Garage Doors:** Must be one solid color, either trim or body color.
- **Front Entry Doors:** Should be stained natural wood or painted in one of the approved front door colors from the scheme.

While the Pelican Bay Board strongly recommends using Benjamin Moore paints, homeowners are welcome to use any paint brand, provided it matches the approved Benjamin Moore color schemes. If using a non-Benjamin Moore paint, you must submit two color chips for each color, including the paint brand, color identifier, and the location of the paint on your home. A 3' x 3' color sample may be requested by the Pelican Bay Architectural Committee.

Proposing Custom Color Schemes:

Homeowners may propose varieties from the approved palette. These will be considered on a case-by-case basis and must align with the aesthetic of Pelican Bay.

Other Guidelines:

- **Fences and Gates:** May not be painted. Other yard structures require approval from the Pelican Bay Architectural Committee.
- **Paint Selection:** Choose a base color and one or two trim colors from the palette. Your front door can be stained in any color you prefer or painted in one of the front door colors from the palette book.
- **Finish and Sheen:**
 - **Allowed:** Semi-gloss or gloss for doors only.
 - **Recommended for Siding:** Low Lustre, or flat finish.
 - **Paint Grade:** Regal Select, Element Guard, and Ultra Spec
 - **For dark colors:** Consider using lighter trim for under eaves to prevent gloomy areas around doorways.

Fixtures:

A new paint job is an excellent time to replace fixtures such as hose reels, lights, and flag holders. If additional lights are installed, an architectural application is required. Please be mindful of lumens—over-lighting can cause glare and disturb neighbors.

Additional Requirements:

- All painting projects must comply with Pelican Bay's Architectural Rules and Standards.
- Contractors hired for the project must receive a copy of the architectural approval letter and repainting rules.

Painter Recommendations:

If you're looking for professional painters, the **Community of Harbor Bay Isle** has a list of recommended vendors available on their website. You can find the list at: [Community Vendor List](#)

Important Reminder:

Once your paint color scheme has been approved, no changes can be made without resubmitting your request for approval by the Pelican Bay Architectural Committees.



Benjamin Moore®

Community

MAINTENANCE GUIDE

Pelican Bay

Rich Leyva
Benjamin Moore Territory Representative
510-406-2833
rich.leyva@benjaminmoore.com

20% discount on
Element Guard®, Regal® Select, and Ultra Spec®

Please note that only two sheens are used in this HOA community: exterior flat and low lustre.

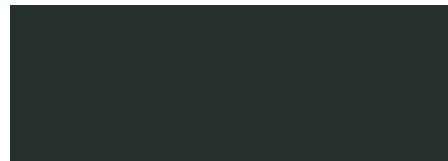
Scheme 1



Body
Lafayette Green HC-135



Trim / Garage Door
Hush AF-95

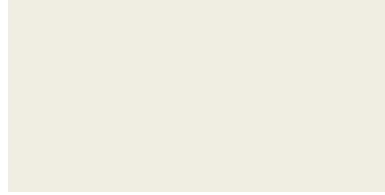


Front Door
Black Forest Green HC-187

Body:
Lafayette Green HC-135



Trim 1:
Moonlight White OC-125



Door 1:
Black Forest Green HC-187



Trim 2:
Hush AF-95



Door 2:
Essex Green HC-188



Trim 3:
Tyler Taupe HC-43



Door 3:
Tyler Taupe HC-43



Pelican Bay

Scheme 2



Body
Hush AF-95



Trim / Garage Door
Kendall Charcoal HC-166



Front Door
Currant Red 1323

Body:
Hush AF-95



Trim 1:
Kendall Charcoal HC-166



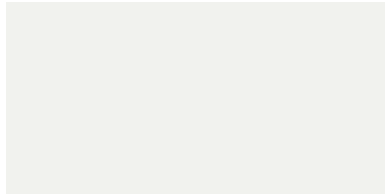
Door:
Currant Red 1323



Trim 2:
Black HC-190

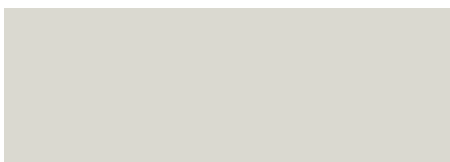


Trim 3:
Super White OC-152

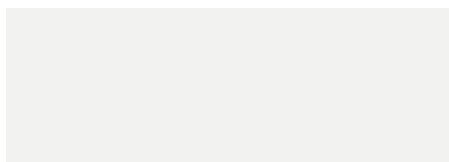


Pelican Bay

Scheme 3



Body
Moonshine 2140-60

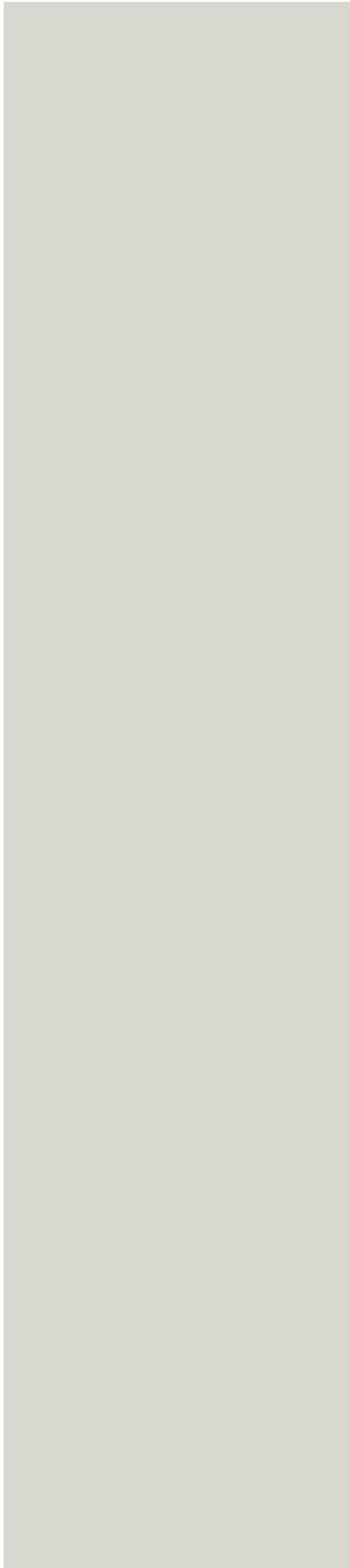


Trim / Garage Door
Chantilly Lace OC-65

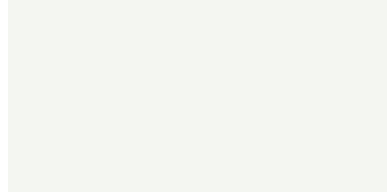


Front Door
Black HC-190

Body:
Moonshine OC-56



Trim 1:
Chantilly Lace OC-65



Door 1:
Hale Navy HC-154



Trim 2:
Hale Navy HC-154



Door 2:
Black HC-190



Trim 3:
Black HC-190



Door 3:
Bottle of Bordeaux 1357

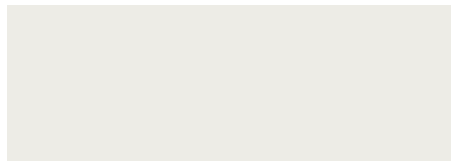


Pelican Bay

Scheme 4



Body
Boothbay Gray HC-165

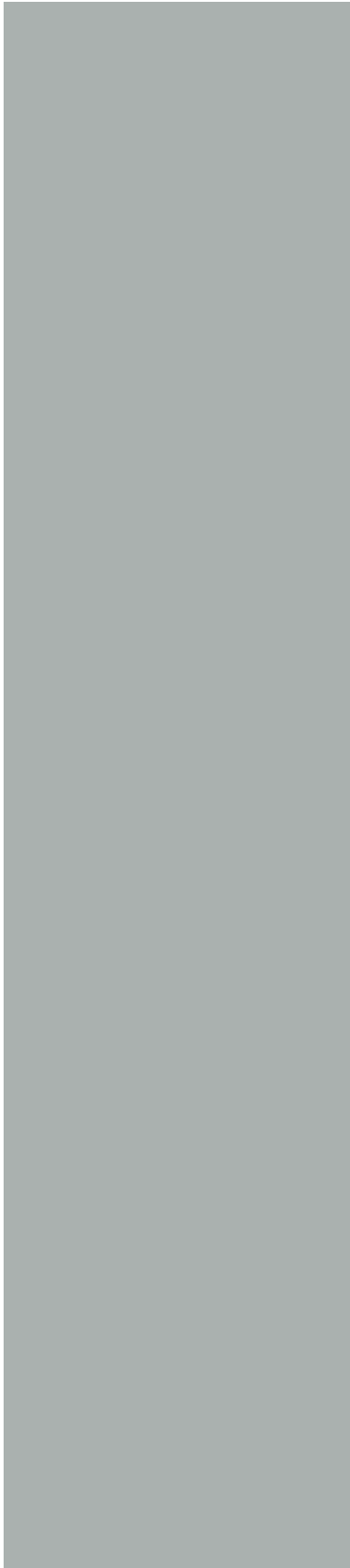


Trim / Garage Door
Harwood Putty CW-5

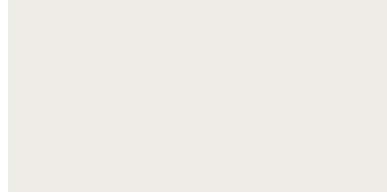


Front Door
Bottle of Bordeaux 1357

Body:
Boothbay Gray HC-165



Trim 1:
Harwood Putty CW-5



Trim 2:
Super White OC-152



Trim 3:
Black HC-190



Door 1:
Black HC-190



Door 2:
Bottle of Bordeaux 1357



Door 3:
Hale Navy HC-154

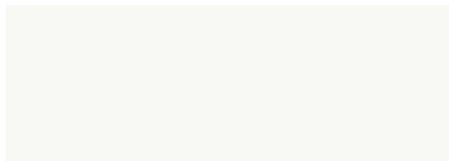


Pelican Bay

Scheme 5



Body
Revere Pewter HC-172

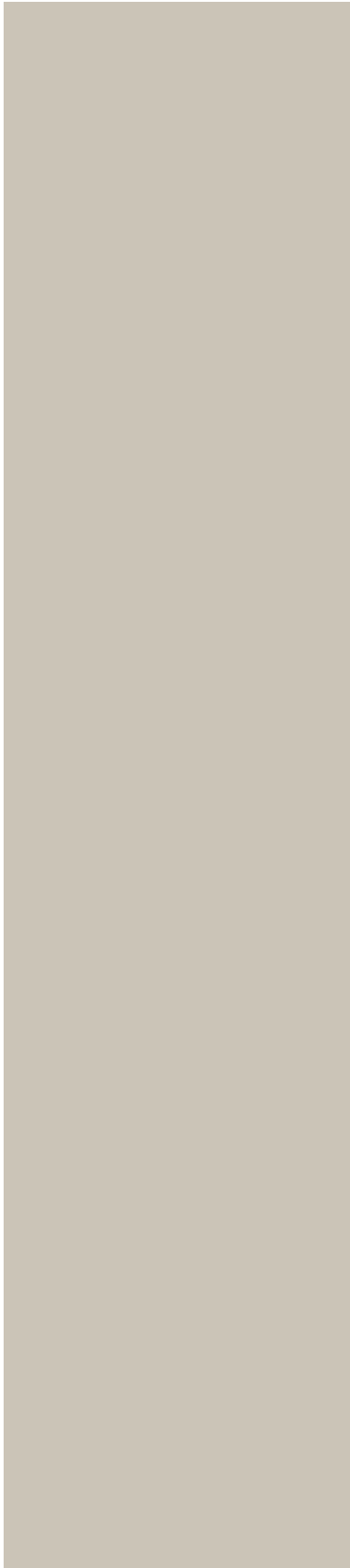


Trim / Garage Door / Body (Right side)
Super White OC-152

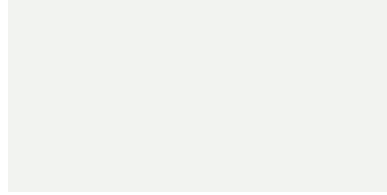


Front Door
Hale Navy HC-154

Body:
Revere Pewter HC-172



Trim 1:
Super White OC-152



Door 1:
Black Satin 2131-10



Trim 2:
Cromwell Gray HC-103



Door 2:
Onyx 2133-10



Trim 3:
Hale Navy HC-154



Door 3:
Hale Navy HC-154



Trim 4:
Tarrytown Green HC-134



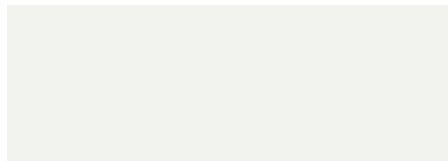
Door 4:
Tarrytown Green HC-134



Scheme 6



Body
Covington Blue HC-138



Trim / Garage Door
White Heron OC-57

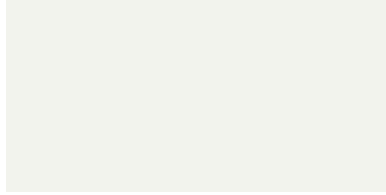


Front Door
Marblehead Gold HC-11

Body:
Covington Blue HC-138



Trim 1:
White Heron OC-57



Door:
Marblehead Gold HC-11

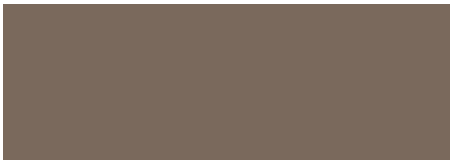


Trim 2:
Waterbury Green HC-136

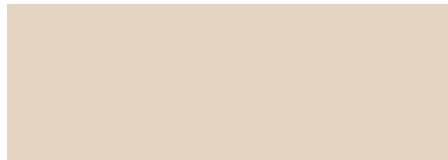


Pelican Bay

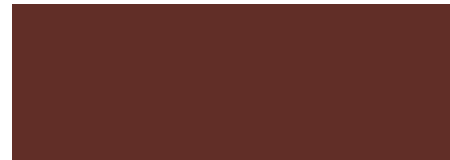
Scheme 7



Body
Whitall Brown HC-69



Trim / Garage Door
Brandy Cream OC-4



Front Door
Cottage Red HC-184

Body:
Whitall Brown HC-69



Trim 1:
Brandy Cream OC-4



Door 1:
Cottage Red HC-184



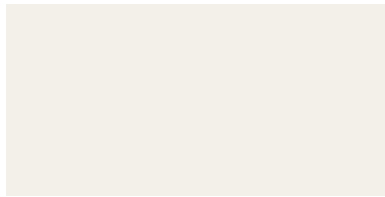
Trim 2:
Tudor Brown HC-185



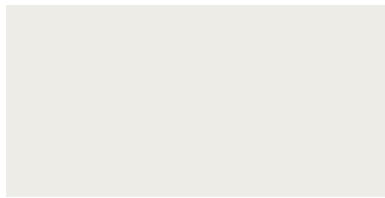
Door 2:
Tudor Brown HC-185



Trim 3:
Alabaster OC-129

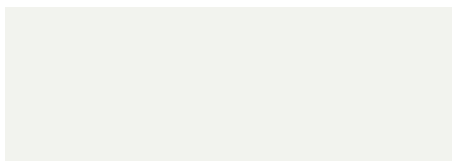


Trim 4:
Harwood Putty CW-5



Pelican Bay

Scheme 8-One-Story House Only



Body
White Heron OC-57

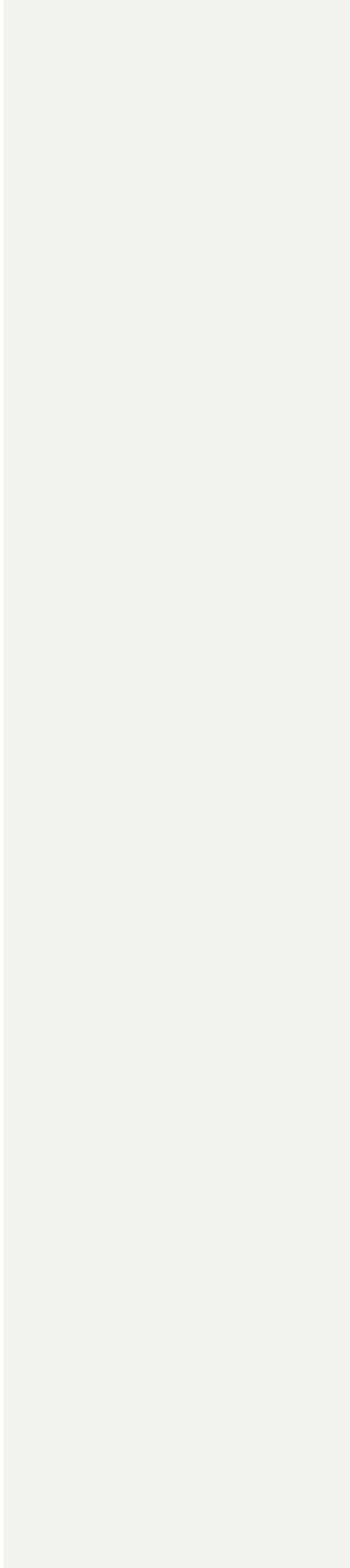


Trim / Garage Door
Metropolitan-trim AF-690



Front Door
Marblehead Gold HC-11

Body:
White Heron OC-57



Trim:
Metropolitan AF-690



Door:
Marblehead Gold HC-11

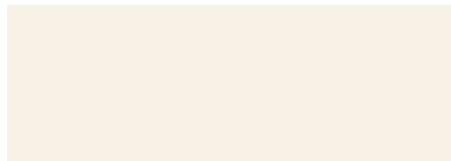


Pelican Bay

Scheme 9



Body
Newburyport Blue HC-155

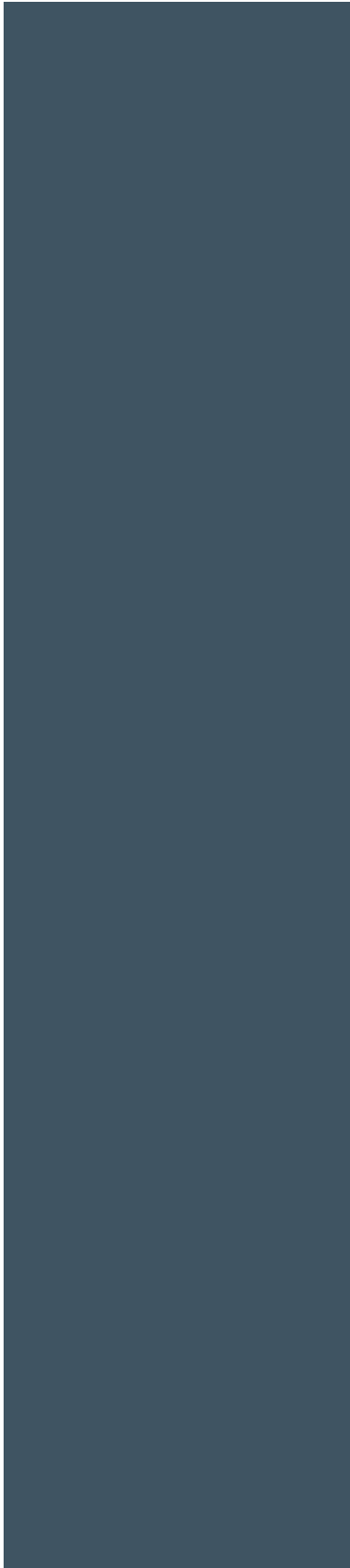


Trim / Garage Door
Capitol White CW-10

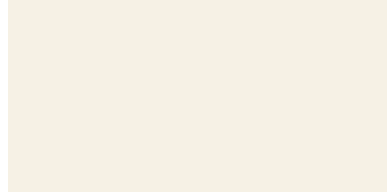


Front Door
Marblehead Gold HC-11

Body:
Newburyport Blue HC-155



Trim 1:
Capitol White CW-10



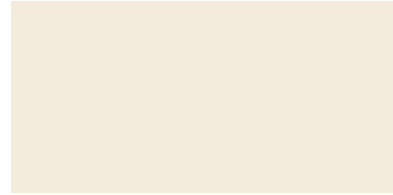
Door 1:
Marblehead Gold HC-11



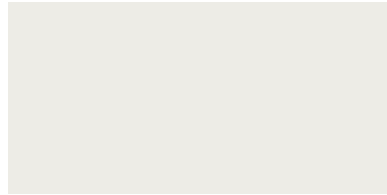
Trim 2:
Manchester Tan HC-81



Door 2 (for wood doors only):
Arbor White ES-01 (from Woodluxe® collection)



Trim 3:
Harwood Putty CW-5

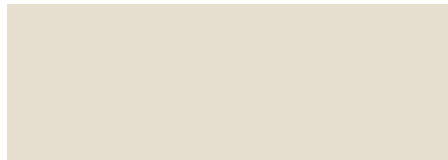


Pelican Bay

Scheme 10



Body
Buxton Blue HC-149



Trim / Garage Door
Ballet White OC-9

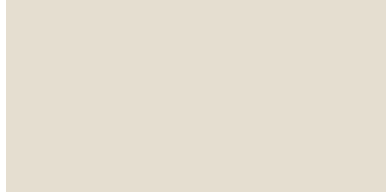


Front Door
Newburg Green HC-158

Body:
Buxton Blue HC-149



Trim 1:
Ballet White OC-9



Trim 2:
White Heron OC-57



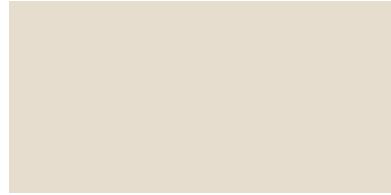
Trim 3:
Jamestown Blue HC-148



Door 1:
Newburg Green HC-158



Door 2 (for wood doors only):
Maritime White OC-5 (from Woodluxe® collection)



Pelican Bay

Scheme 11



Body
Mossy Oak CC-600



Trim / Garage Door
October Mist 1495



Front Door
Forest Floor 1498

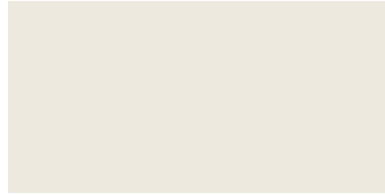
Body:
Mossy Oak CC-600



Trim 1:
October Mist 1495



Trim 2:
Glacier White OC-37



Trim 3:
Forest Floor 1498



Door 1:
Forest Floor 1498



Door 2 (for wood doors only):
Cabot Trail 998 (from Woodlux® collection)

