



# PELICAN BAY ESTATES

## EXTERIOR PAINT PALETTE

### HOUSE REPAINTING GUIDELINES

August 2007

**Pelican Bay's** new exterior paint palette is based on Kelly-Moore stock brand paints. Kelly-Moore assisted in creating the palette and is offering Pelican Bay residents a discount at the Kelly-Moore store located at 649 Pacific Avenue in Alameda. In order to take advantage of the discount (as much as 35% on some items), the account number is **922-PE6893**.

When considering painting your home, please visit the Community office so that you can view the new Paint Palette colors. There are photos renditions of actual Pelican Bay homes in the various schemes as well as notebooks of color chips you can view at the office or take home.

The new Kelly-Moore color schemes are listed in the attached table. Note that the Pelican Bay 2007 Paint Palette reflects a movement toward classic, earthy colors with medium- to high-contrast trim in order to update the aesthetic style of the neighborhood. The new palette incorporates a minimum of **three (3) colors** in each scheme. The shift to these generally neutral colors will allow the community of Pelican Bay to more easily update and modernize its palette in the future.

The Board has made the decision that, through August 2008, owners may apply to paint their homes in the existing color. In allowing this, the Board encourages all residents to view the colors at the Community Office before making a final decision regarding paint colors. The new schemes are many and varied and most, if not all, colors are available. The new colors are more advantageous because they are stock colors and will be readily available for years. In addition, the new schemes are made more interesting and appealing by the trim and accent color selections.

As of the end of July 2008, all homes for which there is no architectural application on file must be repainted in one of the Kelly-Moore siding colors specified in the Pelican Bay 2007 Paint Palette. All trim colors must be used as shown in the table. Front doors may be painted according to the table, or in Kelly-Moore Frost (semi-gloss or gloss), or be wood stained. Garage doors may be painted according to the table or the home's body color; garage doors shall be painted with only one color. Two-color garage doors are not permitted.

**Although the Pelican Bay board strongly recommends using Kelly-Moore paints, owners may ultimately use any paint brand they wish as long as the paint brand selected for repainting has the same quality and color characteristics.** If you plan to use an approved color scheme, you can indicate the scheme number of the application form. If you are planning to paint in a color outside of the scheme, you will be required to, at minimum, include two color chips for each color to be used stating the paint brand and color identifier, and where on the home it will be used. You may be

required to provide a 3-foot by 3-foot sample of the color patching to the Pelican Bay Architectural Committee.

Color scheme combinations, other than those listed in the table and shown on the approved Paint Palette, may be proposed by homeowners and will be considered on a case-by-case basis by the **Pelican Bay Board of Directors** provided they are in alignment with the palette themes and characteristics. At the option of the **Pelican Bay Board of Directors**, a new color scheme may be added to the approved paint palette.

Fences and gates shall not be painted. Other yard structures shall not be painted unless specifically approved by the **Pelican Bay Architectural Committee**.

**Paint Gloss Categories:** Exterior paints are comprised of 5 gloss categories. The following exterior paint finishes are permitted under each category:

<b>Flat</b>	<b>Low sheen</b>	<b>Satin</b>	<b>Eggshell</b>	<b>Semi-gloss</b>	<b>Gloss</b>
Siding	Siding	Siding	Trim	No	No
		Trim	Accent	Exterior	Exterior
		Accent		Use	Use

Owners shall comply with all other repainting requirements of the Community and **Pelican Bay Architectural Rules and Standards**.

*If you hire a contractor to paint your home, please provide the contractor with a copy of the architectural application approval letter and these house repainting rules.*

*No changes should be made in the color scheme after it has been approved unless the proposed changes are resubmitted to the Community and Pelican Bay Architectural Committees and are approved.*

**Interior paint color information:** The original developer Kelly Moore interior paint colors are:

Walls: Latex Flat FROST 550-14

Doors and Casings - Kitchen and Bath walls:

Latex Enamel FROST 1640 (Eggshell finish)

Oil Base Enamel 1622-14 (used in earliest building phases)