



Benjamin Moore®

Community

MAINTENANCE GUIDE

Clipper Cove

Paint Palette

Benjamin Moore Discount:

CHBIOA homeowners may receive a 20% discount* on the following Benjamin Moore lines:
BEN Interior; Element Guard Exterior; Regal Select Interior/Exterior; and Ultra Spec 500 Interior/Exterior

Also, receive a 5% to 10% discount on Aura Interior/Exterior, depending store and project size.

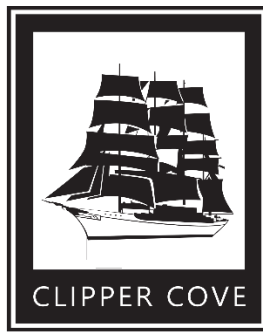
***Discount Available Only at:**

Pagano's Hardware
South Shore Center, Alameda
Phone (510) 769-7540

Mark's Paint Mart
4211 Telegraph Ave, Oakland, CA 94609;
Phone (510) 653-0986

Creative Paint
1120 Davis Street, San Leandro, CA 94577
Phone: (510) 567-3270

The Oakland and San Leandro stores are full-service Benjamin Moore outlets offering advice on the best paint lines for your project.



EXTERIOR PAINT PALETTE

HOUSE REPAINTING GUIDELINES

November 2026

A new paint palette featuring **Benjamin Moore brand paints** has been prepared for Clipper Cove homeowners. This new palette represents Benjamin Moore's efforts to convert the previously approved 2022 paint palette, which used Kelly Moore paint colors (that are no longer available) to comparable Benjamin Moore colors.

Please remember that all exterior paint projects require an architectural application to be submitted and approved prior to beginning any work.

SELECTING A PAINT BRAND:

Using Benjamin Moore Paint

Exclusive Benjamin Moore Discount: Benjamin Moore provides Clipper Cove homeowners with an exclusive discount on the purchase of Benjamin Moore paint – identify yourself as residents to qualify for a **25% discount** on the following products:

- Regal Select (Exterior/Interior)
- Element Guard
- Ultra Spec

Note: *Aura Exterior is excluded from the 25% discount.*

Locations Where You Can Purchase Benjamin Moore Paint:

- Pagano's South Shore (test pints available)
- Benjamin Moore – Creative Paint, 1120 Davis Street, San Leandro
 - Full-service Benjamin Moore retailer
 - Expert advice on the best paint line for your project
- If you purchase Benjamin Moore from other locations, we recommend that you confirm whether they will provide the 25% discount.

Using Non–Benjamin Moore Paint

Homeowners may use **any paint brand**, provided the color **exactly matches** the Benjamin Moore palette.

When submitting your architectural application:

- Identify the approved Benjamin Moore color scheme
- Provide two (2) color chips per color to be used, listing the brand, product, color name, and number

SELECTING A COLOR SCHEME:

The new Benjamin Moore color schemes are available in the **Clipper Cove Paint Book** that can be checked out at the Harbor Bay Office. The paint book includes a wide variety of paint and stain schemes.

1. Each approved paint scheme includes:

- **1 Main Body Color**
- **2 Trim Color Options**
- **3 Accent Color Options**

2. Homeowners must select:

- **1 Trim Color**, and
- **1 Accent Color if desired** (accent colors are for front doors, shutters, plantons (1" fascia strip), and while recommended, having an accent color is optional).

3. **At least 2 but no more than 3 colors** must be used on the home.

4. Selecting colors with significant contrast between the main body color and trim is highly recommended, but not required.

5. Each approved stain scheme includes:

- **1 Main Body Color**
- **3 Trim Options**

6. Any approved trim or accent color from the selected scheme may be used on front doors. Requests to use trim or accent colors from other approved schemes will be considered on a case-by-case basis.

7. When selecting a color scheme consider the colors of adjacent homes and do not select a color scheme that is substantially the same as your immediate neighbors.

USING AN EXISTING COLOR SCHEME

If you would like to repaint or stain your home using the current colors and these colors are not included in the new approved paint palette but are from prior approved palettes or approved exceptions you may apply to do so using the following exception process.

EXCEPTION PROCESS FOR NON-STANDARD PAINT SCHEMES

While architectural applications for standard paint/stain colors are handled by the architectural Committee any requests for non-standard paint schemes (not included in the approved palette) are handled as exceptions and must be approved by the Clipper Cove Board of Directors.

Requesting and Exception for Non-standard Paint Schemes

1. Provide **two original brand paint chips, names, color names and numbers** (no photocopies/electronic images) when you submit your architectural application. If you are requesting to use your existing colors and original paint chips are no longer available you can have your paint store mix the color you need and paint it on two samples for each color.
2. **Provide large samples of the requested paint colors at the home to be painted for the Boards inspection at least 10 days before the Board meeting.** The applicant must notify the Association Manager when the samples are available for inspection.
3. Large paint samples must be painted either on the existing home or plywood panels using the following sizes and preparation:
 - **Main Body & Garage Door Color samples: Minimum 3' x 3'**
 - **Trim & Accent Color samples: Minimum 2' x 2'**
 - **Samples must be prepared using two coats of primer and two coats of finish color**
4. Samples must be visible from the street or reasonable access provided
5. Samples must be clearly labeled and placed in typical sun/shade conditions
6. Garage door sample must match siding or trim color

Important: Non-standard schemes will **not** be considered unless samples are properly prepared and displayed.

Note: Painting over **brick surfaces is not allowed**, and **no sample paint colors** shall be applied to any exterior brick areas.

Additional Guidance for Exception Requests

The Board will consider:

- Consistency with community aesthetics
- Differentiation from adjacent homes on street
- Appropriate contrast between siding and trim

Applicants are encouraged to:

- Test colors
- Consult with neighbors
- Provide any comments with the application

PAINT RULES & DEFINITIONS

Color Categories

- **Siding Color:** Largest surface area, including downspouts
- **Trim Color:** Eaves, gutters, shutters, door/window trim, chimney trim; front doors may be painted with the trim
- **Accent Color:** Front doors, shutters, and plantons (1" fascia strip)

General Requirements

1. Homes must use **2–3 colors** from **one** approved scheme. Unless you are staining, which includes 1 trim color from approved scheme.
2. Except for entry doors, paint must be **flat, low-sheen, or satin**.
3. Front doors:
 - May be **stained natural wood, trim color, or accent color**
 - If painted: **eggshell, semi-gloss or gloss** paint, one color only
4. Garage doors: **One solid color** (trim or body).
5. All vents, diverters, utility doors, trellises, etc., must match or be equivalent to the **adjacent surface**.
6. For wood-shingle homes, refer to palette guidelines for compatible trim colors.
7. Painting over **brick surfaces is not allowed**.
8. Wrought iron elements must be **black** or another color approved by the board.
9. Roof metal elements must have a **rust-retardant undercoat** and a final coat matching the roof.

SELECTED SUMMARY OF RELEVANT ARCHITECTURAL GUIDELINES

Please review all Architectural Guidelines before proposing or undertaking any exterior work.

1. **Fences & Gates may not be painted.**
2. **Fixture Updates:** Repainting is a great opportunity to update exterior fixtures such as:
 - Lights
 - Hose reels
 - Flag holders

Note: If adding new lighting, an **architectural application is required**.

Please consider lumen levels to avoid glare and neighborhood disturbance.

3. Paint Sheen and Grade

- **Doors:** Eggshell, Semi-gloss or Gloss
- **Siding:** Flat or Low Lustre
- Recommended Benjamin Moore Products: Regal Select, Element Guard, Ultra Spec
- For darker body colors, consider **lighter trim under eaves** to reduce visual shadowing

Painter Resources

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

Important Reminder

Once your paint color scheme is approved, **no changes** may be made without submitting a revised architectural application and receiving updated approval.

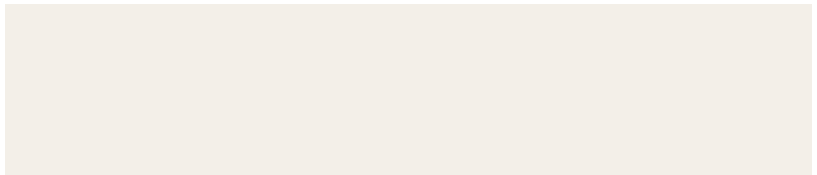
Siding Body:
Smoky Ash 986



Trim 1:
Inner Balance 1522



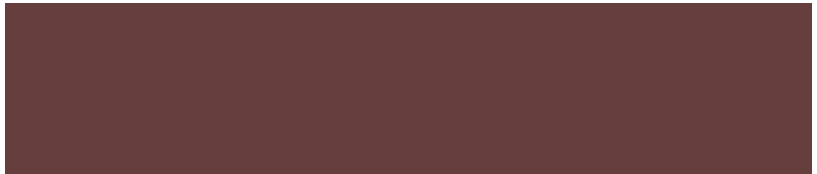
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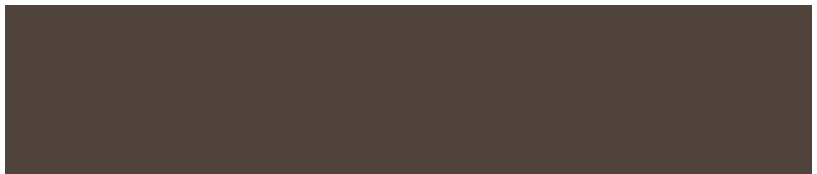
Accent 1:
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Accent 2:
Ruby Dusk 1267



Accent 3:
Brown Sugar 2112-20



The colors in this rendering are representations of the paint color only. They are not an exact match.
For accuracy, view or request an actual paint chip sample from your local Benjamin Moore® retailer or representative.

Clipper Cove

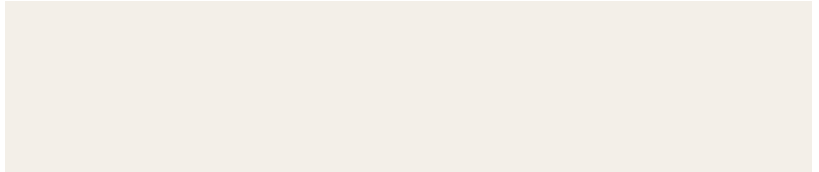
Siding Body:
Alexandria Beige HC-77



Trim 1:
Inner Balance 1522



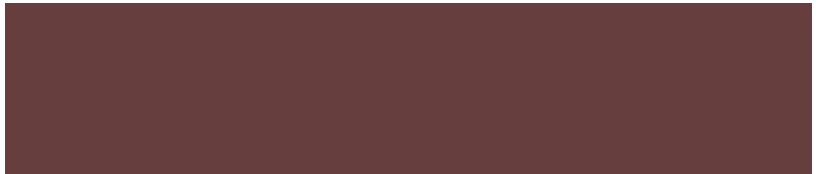
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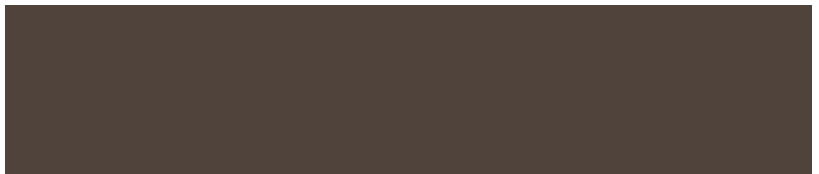
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Accent 2:
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Accent 3:
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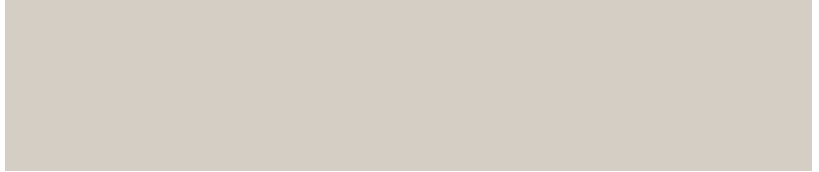
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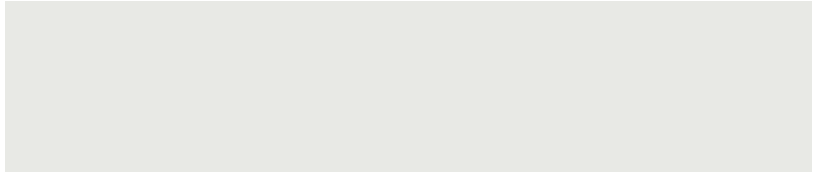
Siding Body:
Chelsea Gray HC-168



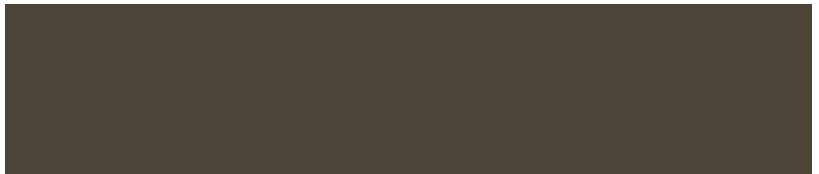
Trim 1:
Collingwood OC-28



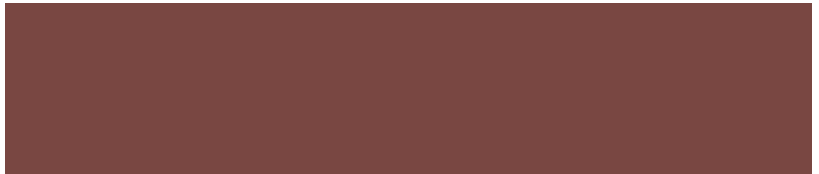
Trim 2:
Mountainscape 870



Accent 1:
Southern Vine 2138-10



Accent 2:
Sweet Rosy Brown 1302



Accent 3:
In the Midnight Hour 1666



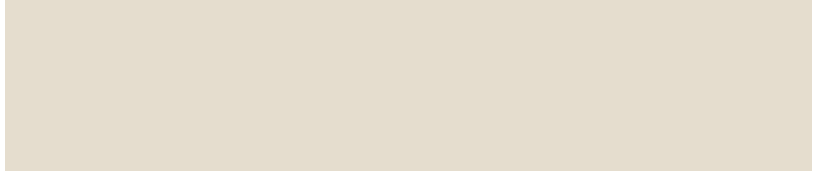
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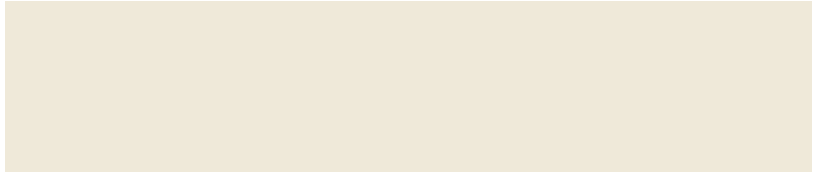
Siding Body:
Herbal Escape 1487



Trim 1:
Fossil AF-65



Trim 2:
Seashell OC-120



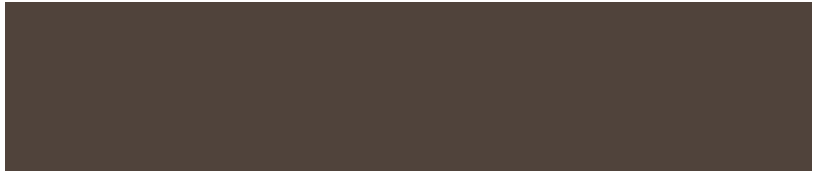
Accent 1:
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Accent 2:
Sweet Rosy Brown 1302



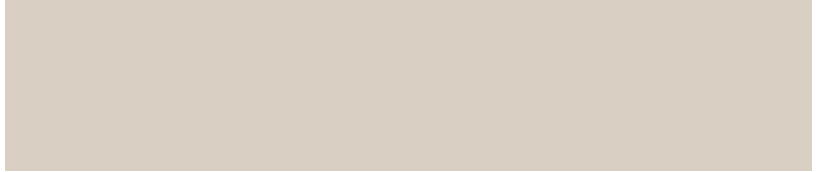
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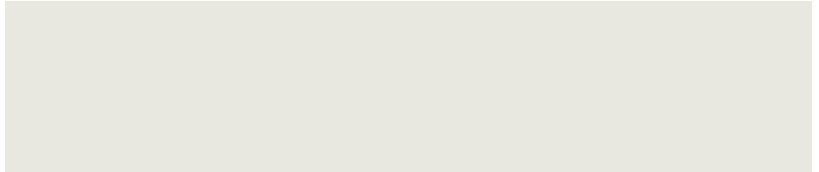
Siding Body:
Stillwater 1650



Trim 1:
Baby Fawn OC-15



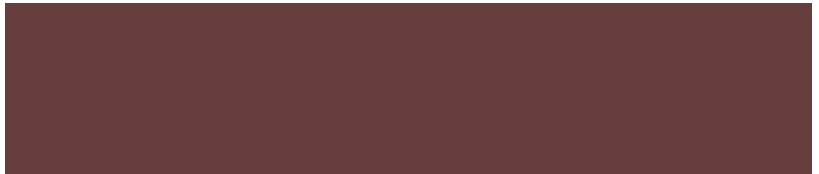
Trim 2:
White Wisp OC-54



Accent 1:
Pacific Sea Teal 2049-10



Accent 2:
Ruby Dusk 1267



Accent 3:
New Providence Navy 1651



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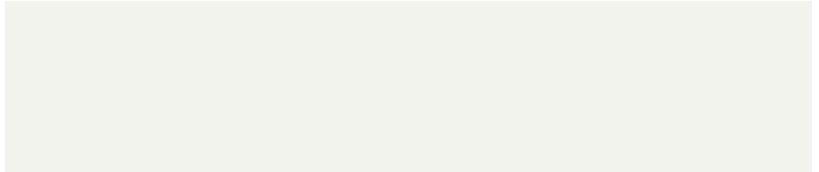
Siding Body:
Mineral Alloy 1622



Trim 1:
Cement Gray 2112-60



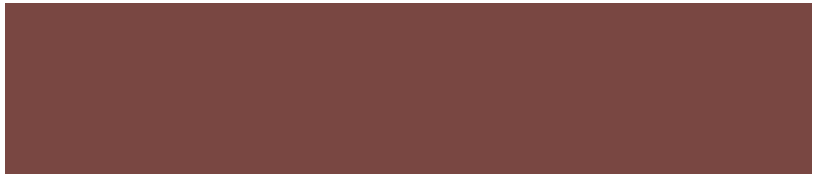
Trim 2:
White Heron OC-57



Accent 1:
Blue Note 2129-30



Accent 2:
Sweet Rosy Brown 1302



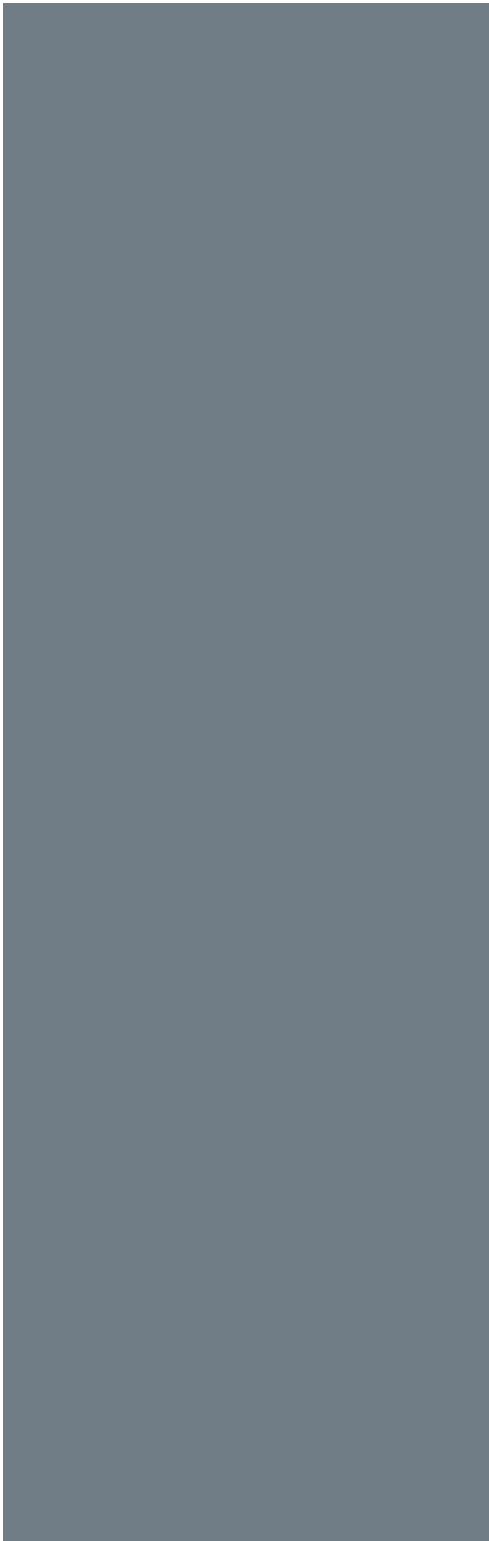
Accent 3:
In the Midnight Hour 1666



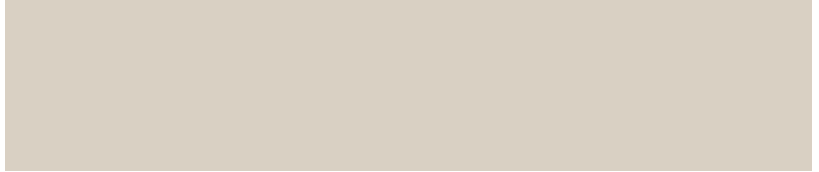
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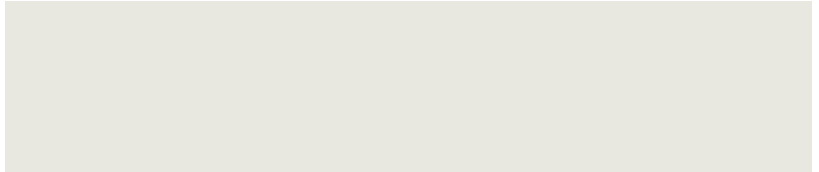
Siding Body:
Black Pepper 2130-40



Trim 1:
Baby Fawn OC-15



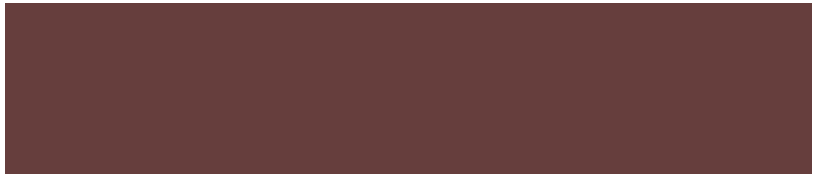
Trim 2:
White Wisp OC-54



Accent 1:
Pacific Sea Teal 2049-10



Accent 2:
Ruby Dusk 1267



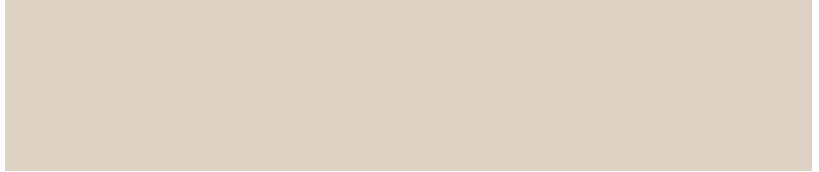
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River Blue 2057-10



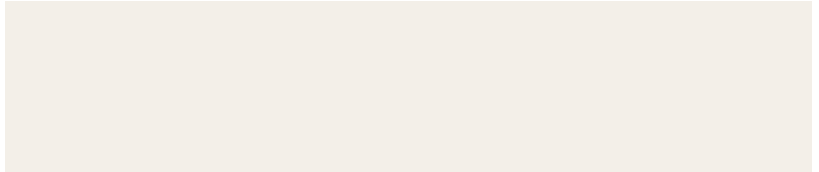
Siding Body:
Millstone Gray 1581



Trim 1:
Elmira White HC-84



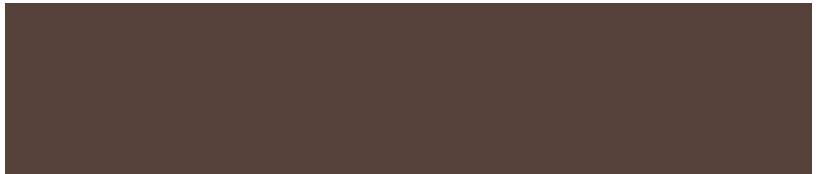
Trim 2:
Gardenia AF-10



Accent 1:
Pacific Sea Teal 2049-10



Accent 2:
Barista AF-175



Accent 3:
Fatigue Green 2140-10



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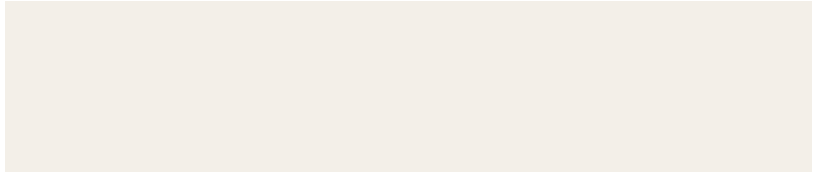
Siding Body:
Wildwood Crest 1538



Trim 1:
Inner Balance 1522



Trim 2:
Gardenia AF-10



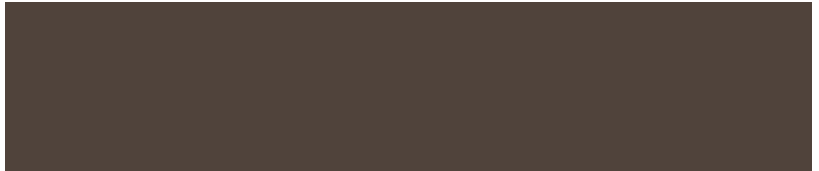
Accent 1:
Holiday Wreath 447



Accent 2:
Sweet Rosy Brown 1302



Accent 3:
Brown Sugar 2112-20



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Clipper Cove

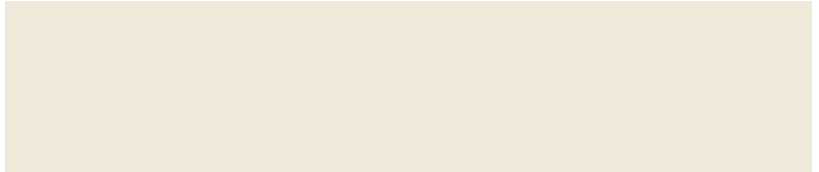
Siding Body:
Coriander Seed AF-110



Trim 1:
Hush AF-95



Trim 2:
Seashell OC-120



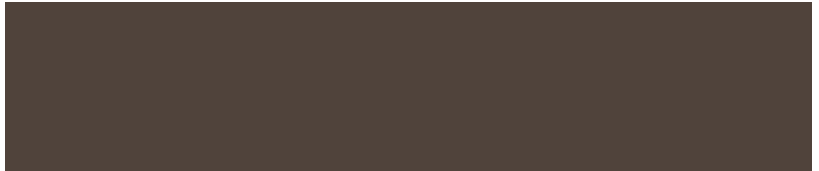
Accent 1:
Calico Blue 707



Accent 2:
Sweet Rosy Brown 1302



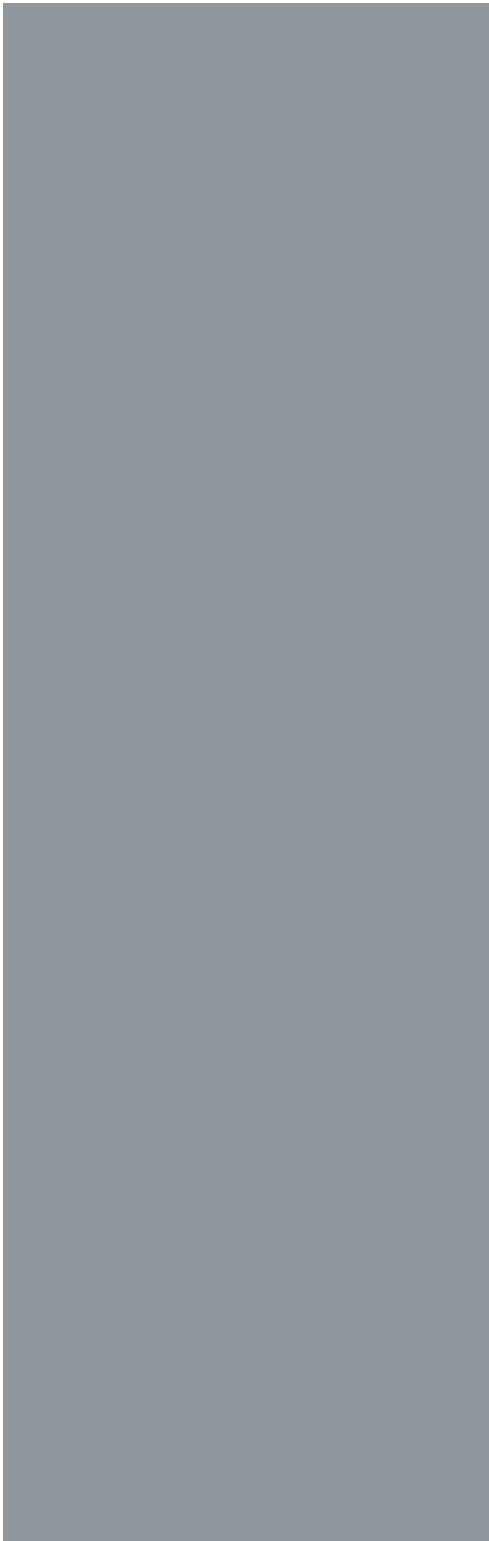
Accent 3:
Brown Sugar 2112-20



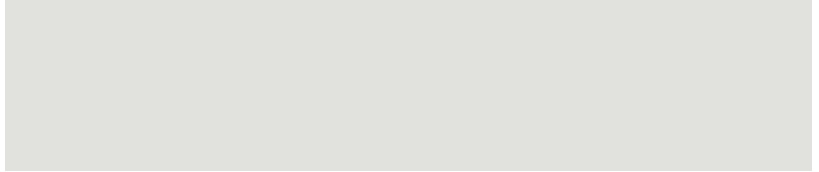
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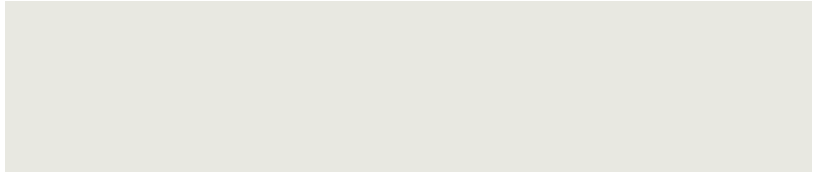
Siding Body:
Sweatshirt Gray 2126-40



Trim 1:
Paper White 1590



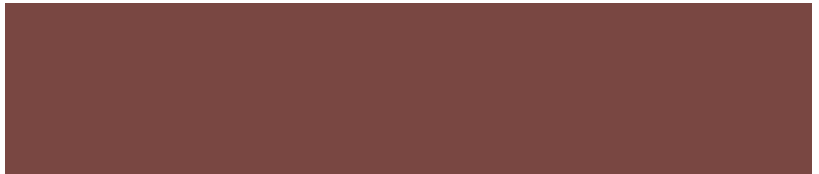
Trim 2:
White Wisp OC-54



Accent 1:
Jet Black 2120-10



Accent 2:
Sweet Rosy Brown 1302



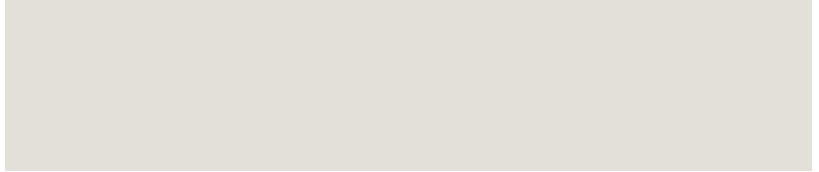
Accent 3:
In the Midnight Hour 1666



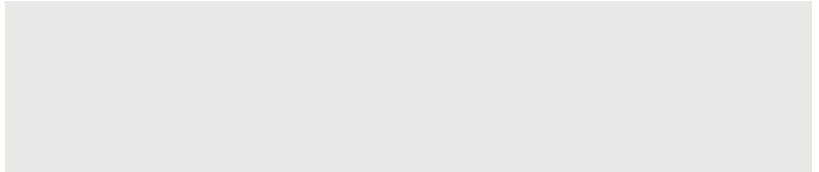
Siding Body:
Mount Saint Anne 1565



Trim 1:
Intense White OC-51



Trim 2:
Mountainscape 870



Accent 1:
Midnight 2131-20



Accent 2:
Sweet Rosy Brown 1302



Accent 3:
In the Midnight Hour 1666



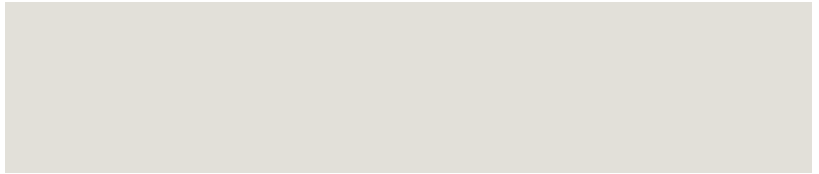
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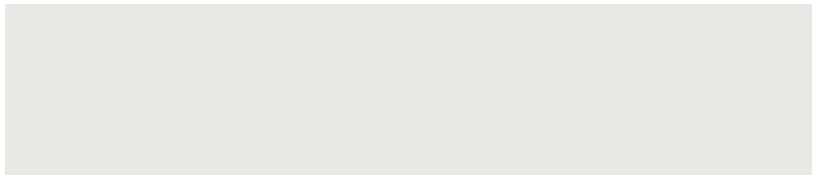
Siding Body:
Storm AF-700



Trim 1:
Intense White OC-51



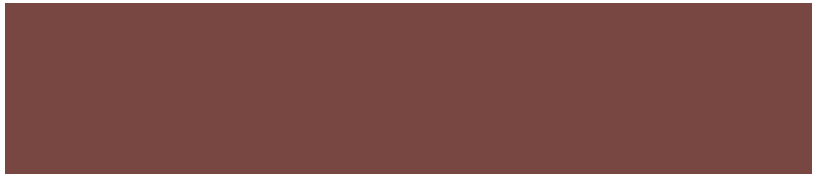
Trim 2:
Mountainscape 870



Accent 1:
Gray 2121-10



Accent 2:
Sweet Rosy Brown 1302



Accent 3:
New Providence Navy 1651



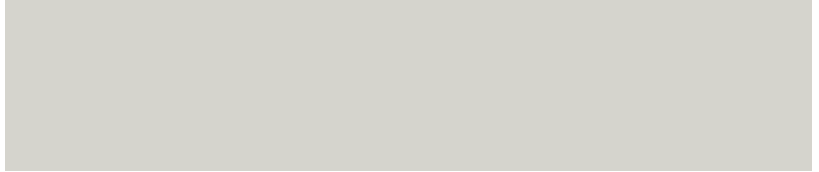
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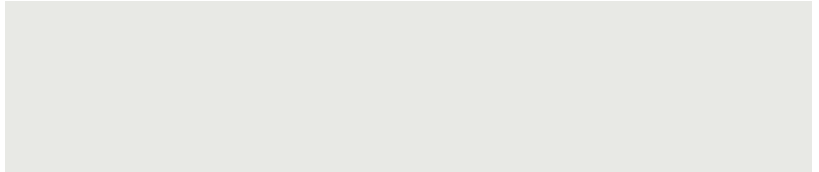
Siding Body:
Whale Gray 2134-40



Trim 1:
Gray Owl 2137-60



Trim 2:
Mountainscape 870



Accent 1:
Midnight Oil 1631



Accent 2:
Sweet Rosy Brown 1302



Accent 3:
In the Midnight Hour 1666



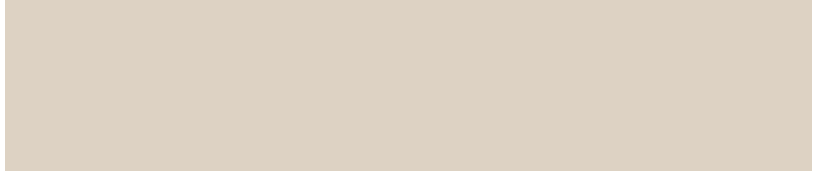
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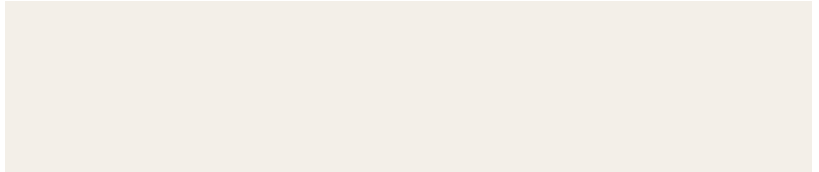
Siding Body:
Herb Bouquet 460



Trim 1:
Elmira White HC-84



Trim 2:
Gardenia AF-10



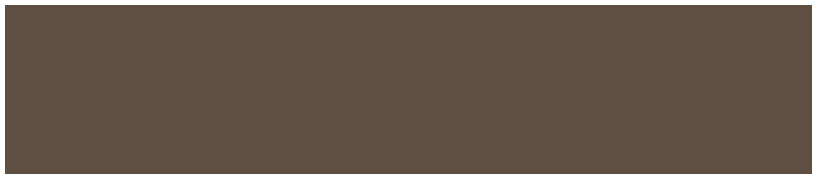
Accent 1:
Dakota Shadow 448



Accent 2:
Calico Blue 707



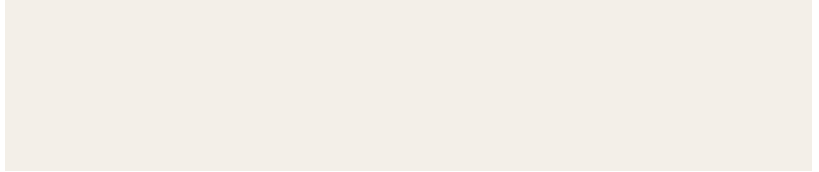
Accent 3:
Clinton Brown HC-67



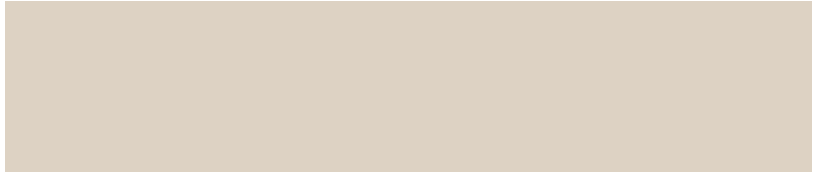
Siding Body:
Sage Mountain 1488



Trim 1:
Gardenia AF-10



Trim 2:
Elmira White HC-84



Accent 1:
New Providence Navy 1651



Accent 2:
Sweet Rosy Brown 1302



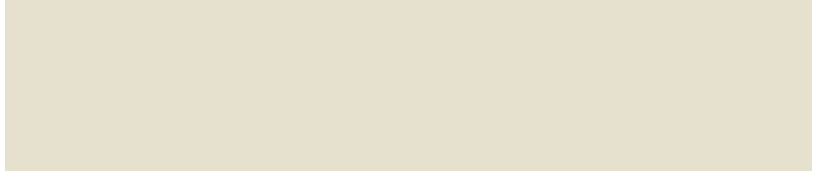
Accent 3:
Vintage Vogue 462



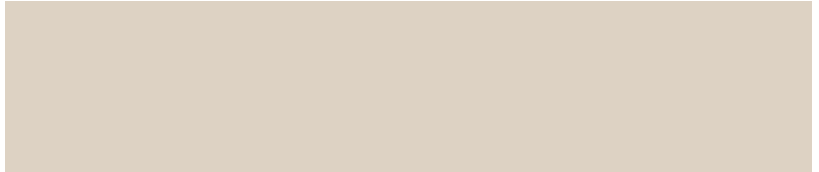
Siding Body:
Rolling Hills 1497



Trim 1:
Feather Down OC-6



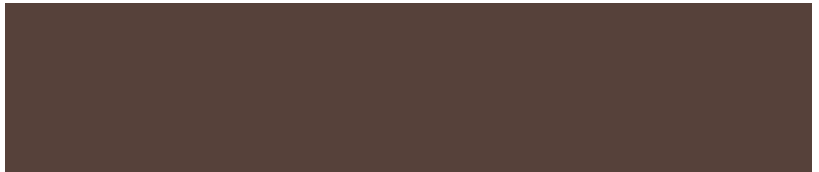
Trim 2:
Elmira White HC-84



Accent 1:
Fatigue Green 2140-10



Accent 2:
Barista AF-175



Accent 3:
Cheating Heart 1617



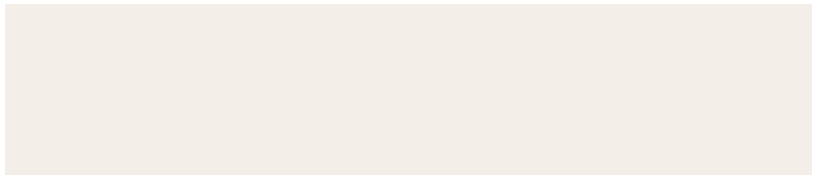
Siding Body:
Dartsmouth Green 691



Trim 1:
Elmira White HC-84



Trim 2:
Gardenia AF-10



Accent 1:
Pacific Sea Teal 2049-10



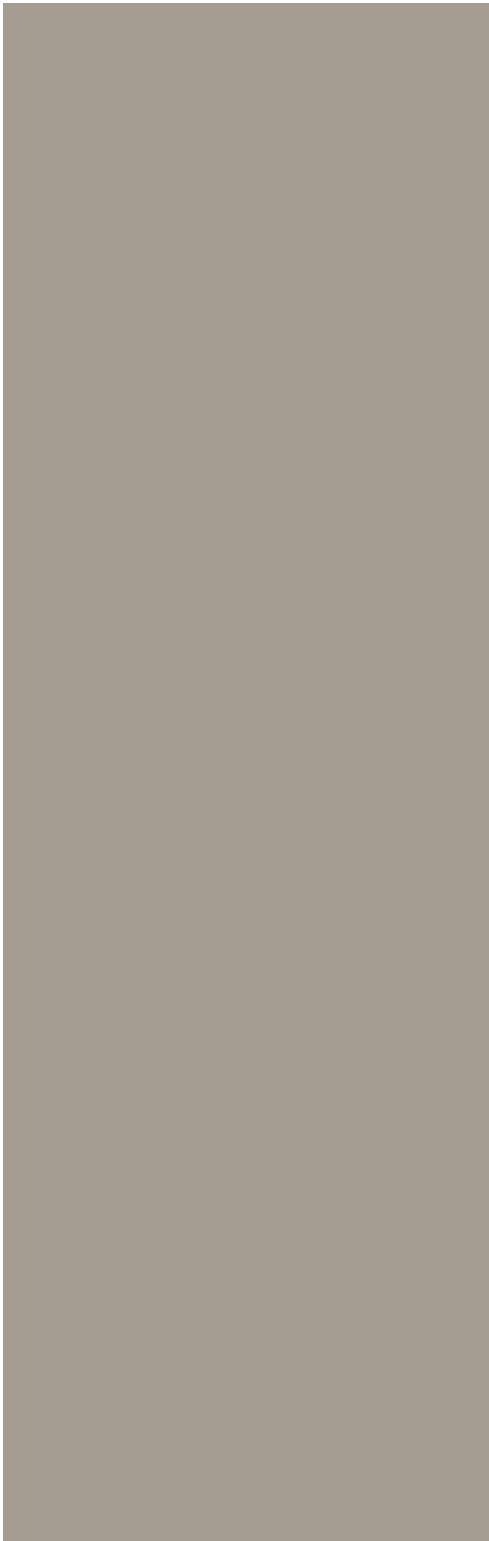
Accent 2:
Fatigue Green 2140-10



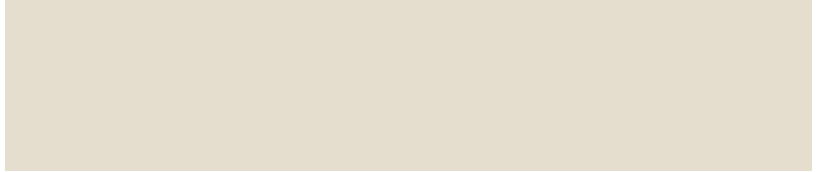
Accent 3:
Gothic Green 637



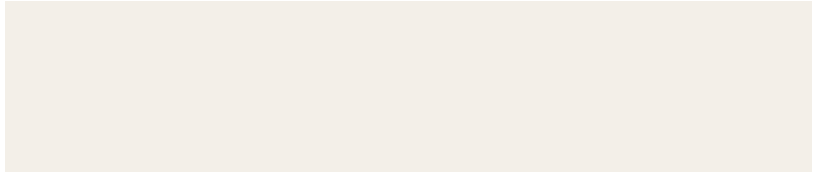
Siding Body:
River Reflections 1552



Trim 1:
Fossil AF-65



Trim 2:
Gardenia AF-10



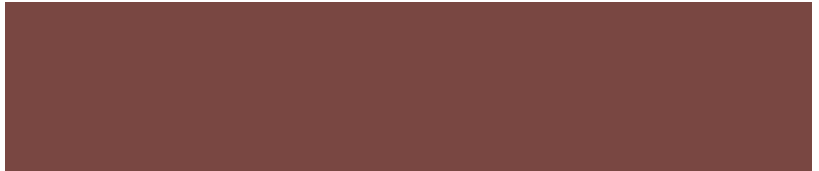
Accent 1:
Topeka Taupe 1463



Accent 2:
Jack Pine 692



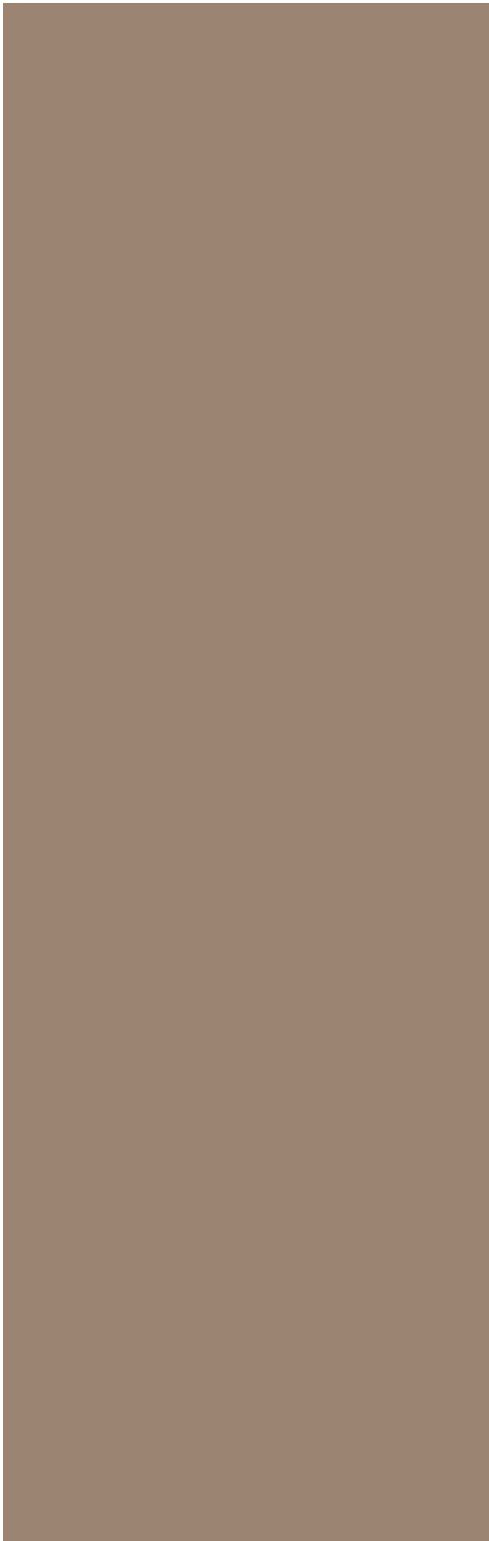
Accent 3:
Sweet Rosy Brown 1302



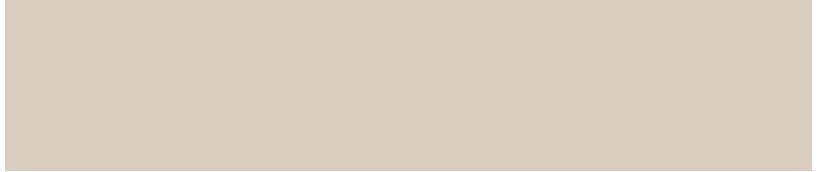
The colors in this rendering are representations of the paint color only. They are not an exact match.
For accuracy, view or request an actual paint chip sample from your local Benjamin Moore® retailer or representative.

Clipper Cove

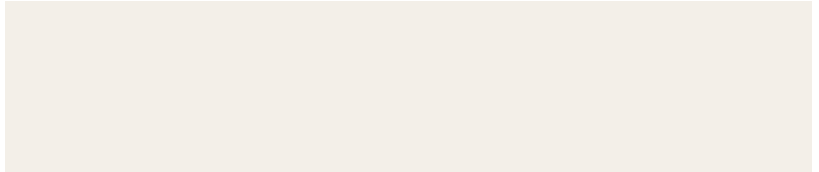
Siding Body:
Woodacres 1020



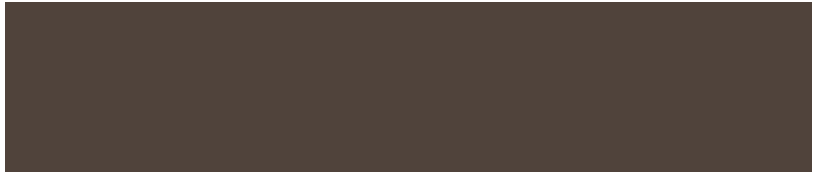
Trim 1:
Cedar Key 982



Trim 2:
Gardenia AF-10



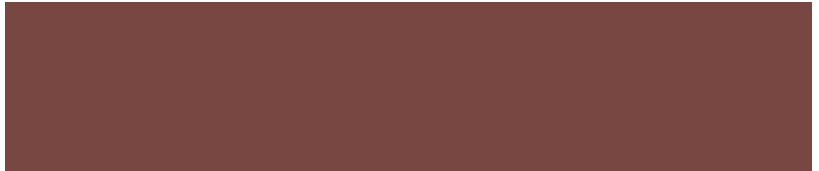
Accent 1:
Brown Sugar 2112-20



Accent 2:
Holiday Wreath 447



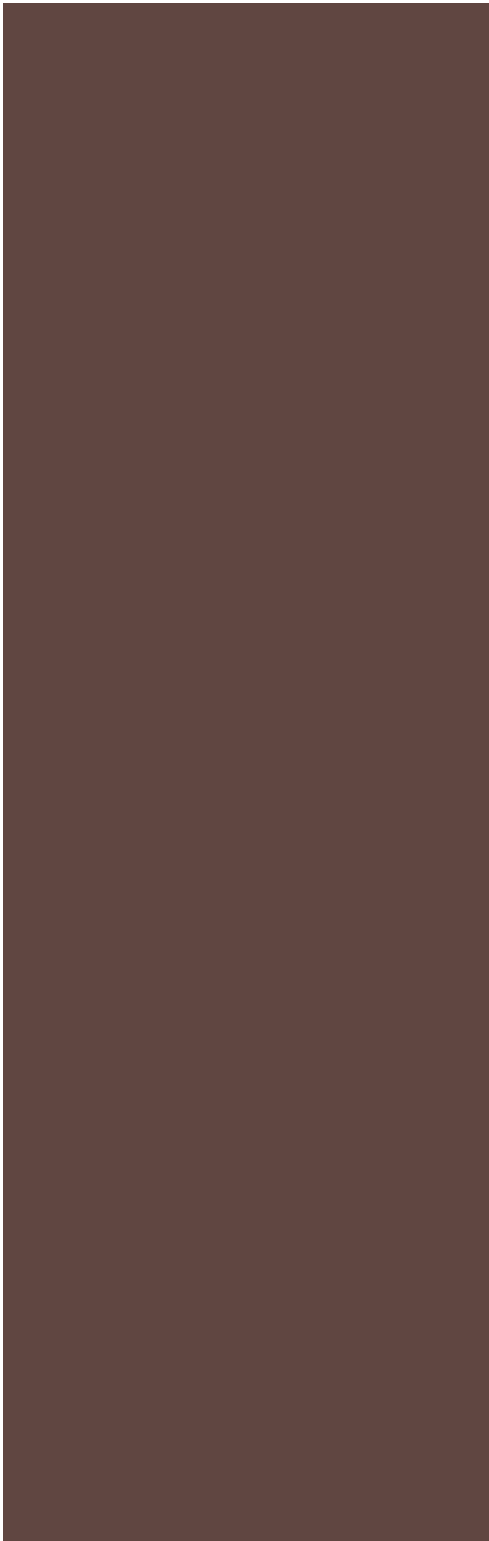
Accent 3:
Sweet Rosy Brown 1302



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Clipper Cove

Siding Body:
Bison Brown 2113-30



Trim 1:
Stillwater 1650



Trim 2:
Raccoon Hollow 978



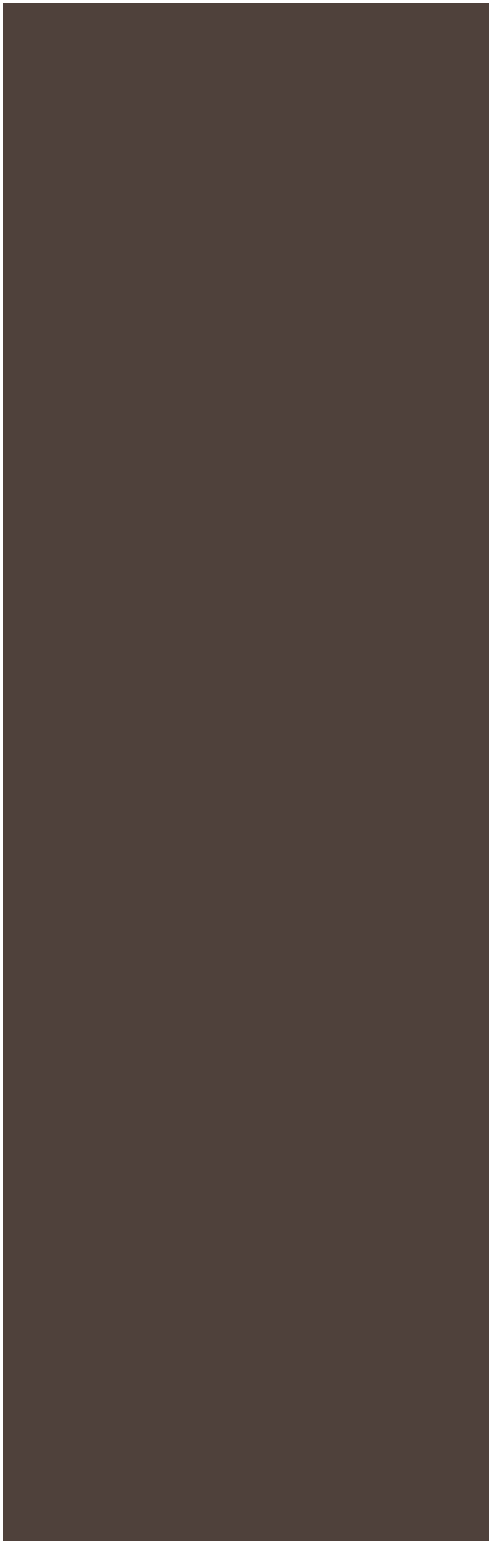
Trim 3:
Cushing Green HC-125



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Clipper Cove

Siding Body:
Oxford Brown ES-67



Trim 1:
Blue Heron 832



Trim 2:
Raccoon Hollow 978



Trim 3:
Cushing Green HC-125



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Clipper Cove

Siding Body:
Mountain Moss 2142-30



Trim 1:
Northern Cliffs 1536



Trim 2:
Black Pepper 2130-40



Trim 3:
Jack Pine 692



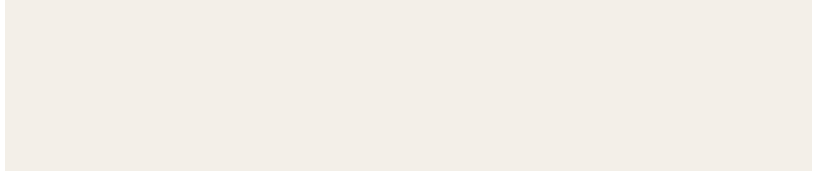
The colors in this rendering are representations of the paint color only. They are not an exact match.
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Clipper Cove

Siding Body:
Natural Cedartone ES-45



Trim 1:
Gardenia AF-10



Trim 2:
Cushing Green HC-125



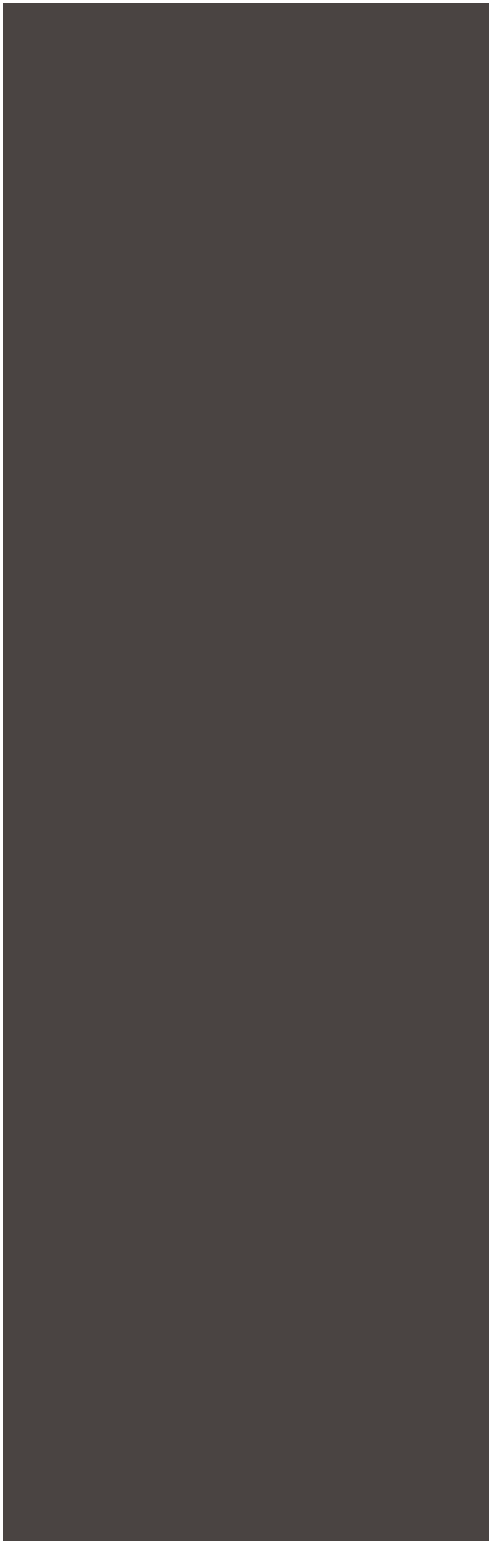
Trim 3:
Mineral Alloy 1622



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Clipper Cove

Siding Body:
Cordovan Brown ES-62



Trim 1:
Normandy 2129-40



Trim 2:
Jack Pine 692



Trim 3:
Cedar Key 982



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Clipper Cove