

August 2, 2010

Dear Headlands Homeowners:

On July 27, 2010 the Headlands Board of Directors formally adopted the new paint palette for our homes rules for the new color schemes.

The original paint colors were 15 years old and the Headlands Board of Directors felt that an update was needed. A paint palette/rules committee was formed and a color consultant, who specializes in high end homes here in the Bay Area, was hired to help us choose these new colors.

The palette has been simplified and is based on the color of each homes roof. (Please see attached spreadsheet to find your roof color.)

Some of the changes to the paint palette rules include:

- Updated door colors with a choice of 4 door colors to choose from no matter what paint palette applies to your home.
- Allowing homeowners the option to remove the decorative railing located on the window in front of some homes.
- Gutters and downspouts are to be painted one color as opposed to being painted multiple colors.
- Houses located next door to each other cannot be painted the same color.

Please feel free to stop by the Community Offices to view the new palette colors.

When you are ready to paint either the interior or exterior of your home, Mark's Paint Mart located at 4211 Telegraph Ave, Oakland, CA has offered Headlands homeowners a 40% discount on all Benjamin Moore Paints.

The Headlands Board thanks those who served on our paint palette/rules committee for this update and all the time and hard work they have put into this project.

The association is always looking for homeowners to participate in helping make our neighborhood a better place. If you are interested in helping with future projects, please contact our association manager, Suzanne Ashby at SAshby@harborbay.org or (510) 865-3363.

THE HEADLANDS HOMEOWNERS' ASSOCIATION GUIDELINES FOR EXTERIOR PAINTING

Paint (Exterior): Homeowners are responsible for all exterior house painting. Contact the Community's Architectural Administrator for information regarding the Headlands Paint Palette approved by the **Headlands** Architectural Committee and Board of Directors. Owners shall comply with the rules restricting paint colors to certain areas of the house as specified in the Headlands Paint Palette. Color schemes shall not be the same color scheme as the house on either right or left side of the house in the same block. An application is required for all house repainting.

EXTERIOR PAINT PALETTE - HOUSE REPAINTING RULES

Compliance with application approval: You must submit an architectural application and select your color schemes from the Headlands paint palette before painting the exterior of your home.

If you paint your home with a color scheme not on the approved paint palette, or use colors other than those contained in the Community Architectural Committee's (CAC) "Conditions of Approval" (regardless of the paint brand used), or the finished work does not comply with these repainting rules, the Headlands Board of Directors will require you to bring your property into compliance by repainting all of the non-complying areas of your home.

If you hire a contractor to paint your home, please provide the contractor with a copy of the CAC's architectural application Conditions of Approval letter and these house-repainting Rules. **You are responsible for your contractor's compliance with the Approval Letter and these Rules.**

No changes shall be made in the color scheme after it has been approved unless the proposed changes are resubmitted to the Community and The Headlands Architectural Committees and are approved.

Each roof style is assigned to a specific group of color schemes. For example: If your home has a gray shingle roof, you are to pick from color scheme A. To assure that there is no confusion as to what style roof you have, a spread sheet is available detailing each homes roof type and color. Each color scheme specifies which color may be used for each part of the house. The colors must be used as specified.

Accents: Quoins, mock tudor elements, arches, sidings, trim around windows and any other architectural elements may be painted the trim color or the wall color, or combination of both. For example, one may paint the stoop below a window the trim color and quoins around a column the wall color.

Downspouts: Shall be painted only one color from where it attaches to the gutter at the top to the bottom of the downspout. This color will match the wall color it attaches to.

Front doors: Front doors may be any of the four colors below (not tied to roof color or specific color scheme). Front doors may also be painted the specific trim color of your selected scheme.

- Cottage Red
- Hale Navy
- Regent Green
- Fatigue Green

Fascia: Fascia, eaves and gutters should all be the same color.

Garage doors: Garage doors and garage door trim may be painted either the stucco color or the trim color specified in the selected color scheme.

Railings: Balcony railings are to be painted with either Benjamin Moore Rust Inhibitive Enamel; or should be powder-coated. All railing colors are either Black or Deep Bronze in color.

Security Alarm Boxes: Owners are urged to paint the raw metal of security alarm boxes (leaving only the decal area unpainted) to match the surface color to which it is attached. Security boxes should be painted if rust is evident.

Shutters: Shall be painted the trim color if they are directly on the stucco. In some cases, shutters are placed on sidings – in this case they should be painted the stucco color.

Wrought Iron fences are to be painted with either Benjamin Moore Rust Inhibitive Enamel; or should be powder-coated. All wrought iron fences are to be either Black or Deep Bronze in color.

The new paint palette prepared for Headlands homeowners is based on Benjamin Moore brand paints. The closest Benjamin Moore store is at Mark's Paint Mart 4211 Telegraph Ave, Oakland, CA. *If you mention Headlands when purchasing Benjamin Moore paints, Mark's Paint Mart will give you a 40% discount on the paint.*

You may use any paint brand you wish. Other paint brand colors selected for repainting **must** match the Benjamin Moore regardless of the manufacturer selected.

If you plan to use a brand of paint other than Benjamin Moore, you are required to specify the paint palette color scheme. You must include 2 color chips for each color (including the color name/number and specify the Benjamin Moore color each matches) for each color to be used stating the paint brand, and whether it is for the siding, the trim, and the garage door.

Paint Gloss Categories: Exterior paints are comprised of 3 gloss categories. The following exterior paint finishes are permitted under each category:

Flat or Elastomeric Flat: Stucco

Low Luster: Fascia, Eaves, Trim, Accents, Garage Door

Semi-gloss: Front Door

Recommended Benjamin Moore Paint Product Finishes:

<u>Eaves & Fascia</u>	<u>Stucco Trim</u>	<u>Siding Garage Doors</u>	<u>Stucco</u>
N103 MoorGard	N105 MoorLife	N103 MoorGard	056 Moorlastic

If you choose a paint manufacturer other than Benjamin Moore, colors & sheen levels are to match Benjamin Moore colors & finishes

Owners and/or their painting contractors shall comply with all other repainting requirements of the Community and Headlands Architectural Rules and Standards.

Roof elements: Pipes, sheet metal vents and other metal elements on the roof should be painted with a rust-retardant undercoat with a final paint coat in a color to match the fascia color.