Woodbridge Bay Estates Homeowners' Association
Guidelines for Exterior Painting

Paint (Exterior): Homeowners are responsible for all exterior house painting. Contact the Community Architectural Administrator for information regarding the Woodbridge Paint Palette approved by the Woodbridge 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 Woodbridge 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 form the Woodbridge paint palette <u>before</u> 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 Woodbridge 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 <u>unless</u> the proposed changes are resubmitted to the Community and Woodbridge Architectural Committees and are approved.

Each color scheme specifies which color may be used for each part of the house. The colors must be used as specified. In some instances, there is a choice of accent colors. In those instances, your architectural application must specify the accent color chosen and the area on the house where the accent color will be used.

Garage doors: Garage doors must be painted the color specified in the selected color scheme.

Front doors: Front doors may be painted the color specified in the selected color scheme. In addition, a clear semi-transparent stain color approved by the Woodbridge Architectural Committee and an appropriate clear sealer may be used to preserve the door's appearance.

Fences and gates shall not be painted. Other yard structures shall not be painted unless specifically approved by the Community and Woodbridge Architectural Committees in the Conditions of Approval letter.

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.

The new revised and expanded paint palette prepared for Woodbridge homeowners is based on Kelly Moore brand paints. The closest Kelly Moore store is at 649 Pacific Ave, Alameda.

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

If you plan to use a brand of paint other than Kelly Moore, you are required to specify the paint palette color scheme number. You must include 2 color chips for each color (including the color name/number and specify the Kelly 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 6 gloss categories. The following exterior paint finishes are permitted under each category:

Flat	Low sheen	Satin	Eggshell	Semi-gloss	Gloss
Siding	Siding	Siding	Trim	No	No
	Trim	Accent	Front Door**	Exterior	Exterior
		Accent		Use	Use
		Front Door			

** You may specifically request on your architectural application to use semi-gloss paint on your front door, which will he considered on a case-by-case basis.

Original color information in the Woodbridge Paint Palette Book: The original developer-paint color schemes and the color schemes adapted in 1995 have been discontinued and may no longer be used.

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

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)

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 <u>roof</u> color.