SANDPIPER COVE PAINT PALETTE

You may use any brand of paint as long as it matches the color associated with the Kelly Moore paint identification number listed. The color depicted on your screen or printed from your printer is an inaccurate representation of the approved color. Colors that do not match the Kelly Moore color as reflected in the paint identification number are not approved and will be considered a violation of the paint application. CHBIOA is not responsible for inaccurate color choices. Please visit your local paint store to request and compare paint chips, brush outs, and/or samples of paint colors with the approved Kelly Moore colors.

Sandpiper Cove Exterior Painting Requirements
Revised March 2012

Painting Exterior of House

In addition to the requirements of the Community Architectural Committee (CAC) Rules and Standards, exterior painting shall conform to the requirements of the Sandpiper Cove Approved Exterior Color Palette. Once exterior repainting preparation has commenced, the house repainting shall be completed within 90 (ninety) days.

Owners shall submit architectural applications for all house exterior painting. Color scheme shall not be the same color scheme as the house on either right or left side in the same block.

All homes that are "couplets," with contiguous rooflines, shall repaint at the same time with identical paint colors. Both unit owners shall submit separate repainting applications.

If using a paint contractor, please provide a copy of these Rules to your contractor.

Prior to commencing work, you shall submit an Architectural Application to the Community. Please state on your Architectural Application which color scheme you are proposing to use on your home and which of the trim and/or accent colors you plan to use.

Your Architectural Application shall be reviewed by the Sandpiper Cove Architectural Committee (PAC) and approved by the Community of Harbor Bay Isle Architectural Committee (CAC) before painting your home. Colors shall be selected from a single scheme, which consists of a pre-approved set of matching colors for siding, trim, and accent in the Sandpiper Cove Color Palette.

Homeowners may propose new color schemes to the SPC Board of Directors for consideration of additions to Paint Palette. Contact the SPC Manager for further instructions.

You may use any brand of paint you wish as long as the colors match the Sandpiper Cove Paint Palette colors.
1. Your home shall be painted using colors from one of the color schemes in the SPC paint palette. There currently are 41 (forty-one) color scheme choices.
2. **Paint FINISH**: The SIDING color finish shall be Flat, Low Sheen, or Satin.
   The TRIM color finish shall be Flat, Low Sheen, Satin, or Eggshell.
   Exception: The garage door finish may only be flat, low sheen or satin.
3. If using the ACCENT color, the finish shall be Flat, Low Sheen, Satin, or Eggshell.
   Exception: If using the TRIM or ACCENT color on the side garage door and/or the front door, the finish must be semi-gloss.
4. **Front entry doors** may be stained or painted using the scheme's selected ACCENT color; paint finish must be semi-gloss. Stains must be wood toned and will be considered a new color scheme, subject to approval by the Board of Directors.
5. **Garage doors** shall be painted one color.
6. All **roof metals** (flashing, pipes, spark arrestors, etc.) shall be painted to match the roof color.
7. Any exposed metal "**nosing**" at the roof edge (narrow strip at top of fascia) on fascia shall be painted to match the adjacent house color.
8. **Vents, downspouts, diverters, rafters, and meter boxes** shall be painted to match the house siding or trim color to which they are attached. If attached to brick, the paint color shall be the siding color (trim color may be used as long as the trim color is used elsewhere on the house).
9. **Fence Colors**
   Original developer-painted tall or short fences that are in very good condition may be repainted with one of the following colors until such time as they are replaced (**replaced fences may NOT be painted**):
   Kelly Moore, Alabaster K-37-1; Sherwin Williams Everest White 2137, or Sherwin Williams Fence Post White 2074

   Applications to paint the original short fence to match the dwelling's siding color will be considered on a case-by-case basis. To be considered, the short fence shall not abut the homeowner's own tall fence or a neighbor's tall or short fence. If the house siding color is changed, this fence shall be repainted the new siding color or one of the three approved colors, or the short fence may be removed or replaced.
10. Wrought iron fences/gates shall be painted black.

If the house element is not listed below, use the siding color.

The following categories of colors are defined for the various elements of your home. Some models may not have all of the listed elements.

Color 1:   SIDING COLOR may be used on the following areas:

Siding of home (largest surface area of the home)
Garage Doors
Utility door (where gas meter is enclosed)

Color 2:   TRIM COLOR – if you choose to use a trim color, it may be used on the following areas:

Arbor
Downspouts (See A. below – must match house element to which attached)
Eaves and rafters (the projecting overhang at the lower edge of a roof)
Garage doors
Gutters
House posts
Fascia boards
Trim boards that are around the doors, garage doors, and windows
Trim boards adjacent to the roof edges

The Trim Color 2 may also be used on anything on the Color list 3.

Color 3:   ACCENT COLOR – if you choose to use an accent color, it may only be used on the following areas:

Door – front door or the side garage door
Gutters
Louvers – mock (simulated) & dormer (set vertically into a small gable projecting from a sloping roof)
Shelf (used for potted plants) on the house and the supporting piece below the shelf
Trellis
Fascia Trim board – ONLY the board that is behind a gutter
Window planter box

A: The color of the following list of house elements shall match the siding or trim color to which they are attached

Downspouts (this is a CAC rule)
Nosing at roof edge (this is a CAC rule)
Rafters
Vents on house
{If any of these are attached to brick, they may be painted the siding or trim color.}

B: The following list shall match the roof color

Diverters
Flashing
Pipes
Spark arrestors
Vents & all other roof metals

**Suggestions for Paint Preparation and Repainting the Exterior
of Your Home**

1. Power-wash house exterior to remove loose paint and dirt.

2. Caulk and prepare exterior, removing all chipped paint, and reset popped nails; sand the siding and trim, if necessary to create a smooth painting surface.

3. The primer paint coat should be oil-based – ask your painter for advice.

4. The paint coat can be either oil-based or latex – ask your painter for advice.

5. Pipes, sheet metal vents, and other miscellaneous metal elements on the roof shall be painted with a rust-retardant undercoat with a final paint coat in a color to match the roof color.

6. Owners are urged to paint the raw metal of <u>security</u> <u>alarm</u> <u>boxes</u> (leaving only the decal area unpainted) to match the surface to which it is attached. Security boxes shall be painted if rust is evident.

House Element Terms (Sample)
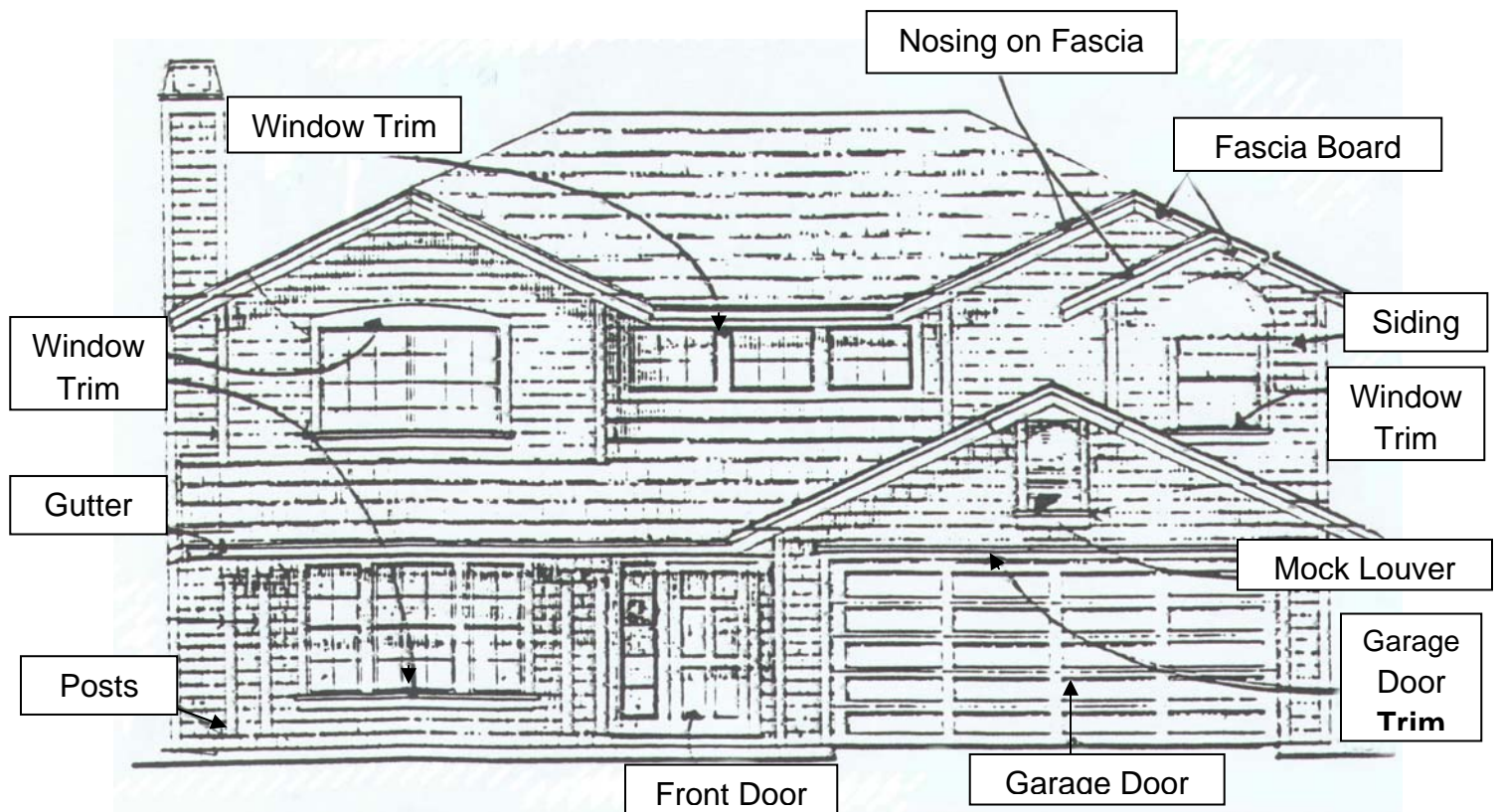
SANDPIPER COVE HOA
SCHEME 1

TRIM COLOR OPTIONS:
(pick one)

Frost

14

Swiss Coffee

23

SIDING COLOR:

Gulf Wind

KM4871

ACCENT COLOR OPTIONS:
(pick one; optional)

Lights Out

KMA79

Oxford Brown

417

Sandpiper Cove

KM5821

Kelly-Moore paints are produced to match the color chip as accurately as possible; however, variations in types of products, gloss, texture, lighting and adjacent colors can cause a difference in appearance between the color of the chip and the color of the applied paint. Critical color matches should be applied to the building, allowed to dry, and checked before proceeding with the entire job.

SANDPIPER COVE HOA

SCHEME 2

TRIM COLOR:

Swiss Coffee

23

SIDING COLOR:

Oyster Bay

KM4874

ACCENT COLOR:
(optional)

Carbon

407

TRIM COLOR:

Rotunda White

KM5819

SIDING COLOR:

Feather Falls

KM5806

ACCENT COLOR:
(optional)

Barnwood

KMA72

SANDPIPER COVE HOA

SCHEME 4

TRIM COLOR:

Frost

14

SIDING COLOR:

Electric Slide

KM4872

ACCENT COLOR:
(optional)

Pompeii Ruins

KM4952

SANDPIPER COVE HOA
SCHEME 5

TRIM COLOR:

Swiss Coffee

23

SIDING COLOR:

Frost

14

ACCENT COLOR:
(optional)

Sandpiper Cove

KM5821

Carbon

407

SANDPIPER COVE HOA

SCHEME 6

TRIM COLOR OPTIONS:
(pick one)

White Linen

KM4591

Sand Pebble

171

SIDING COLOR:

Doeskin

202

ACCENT COLOR OPTIONS:
(pick one; optional)

Pompeii Ruins

KM4952

Frost

14

TRIM COLOR OPTIONS:
(pick one)

Swiss Coffee

23

Sunset Meadow

KM5756

SIDING COLOR:

Parisian Cashmere

KM5787

ACCENT COLOR OPTIONS:
(pick one; optional)

Carbon

407

Towering Cliffs

KM5695

Swiss Coffee

23

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SANDPIPER COVE HOA

SCHEME 8

TRIM COLOR OPTIONS:
(pick one)

Rotunda White

KM5819

Frost

14

SIDING COLOR:

Fabulous Forties

KM5739

ACCENT COLOR OPTIONS:
(pick one; optional)

Sandpiper Cove

KM5821

Sequoia Redwood

159

TRIM COLOR OPTIONS:
(pick one)

Frost

14

Cricket's Cross

KM5741

SIDING COLOR:

Graystone

230

ACCENT COLOR OPTIONS:
(pick one; optional)

Turkish Coffee

KM4519

Barnwood

KMA72

Kelly-Moore paints are produced to match the color chip as accurately as possible; however, variations in types of products, gloss, texture, lighting and adjacent colors can cause a difference in appearance between the color of the chip and the color of the applied paint. Critical color matches should be applied to the building, allowed to dry, and checked before proceeding with the entire job.

TRIM COLOR OPTIONS:
(pick one)

Antique White

49

Cricket's Cross

KM5741

SIDING COLOR:

Sand Pebble

171

ACCENT COLOR OPTIONS:
(pick one; optional)

Carbon

407

Sequoia Redwood

159

SANDPIPER COVE HOA

SCHEME 11

TRIM COLOR OPTIONS:
(pick one)

Swiss Coffee

23

Rotunda White

KM5819

SIDING COLOR:

Plymouth Gray

178

ACCENT COLOR OPTIONS:
(pick one; optional)

Lights Out

KMA79

Carbon

407

Sequoia Redwood

159

Kelly-Moore paints are produced to match the color chip as accurately as possible; however, variations in types of products, gloss, texture, lighting and adjacent colors can cause a difference in appearance between the color of the chip and the color of the applied paint. Critical color matches should be applied to the building, allowed to dry, and checked before proceeding with the entire job.

TRIM COLOR OPTIONS:
(pick one)

White Linen

KM4591

Mud Pots

KM4900

SIDING COLOR:

Hammered Pewter

HLS4263

ACCENT COLOR OPTIONS:
(pick one; optional)

Hiking Boots

KM5762

Carbon

407

Kelly-Moore paints are produced to match the color chip as accurately as possible; however, variations in types of products, gloss, texture, lighting and adjacent colors can cause a difference in appearance between the color of the chip and the color of the applied paint. Critical color matches should be applied to the building, allowed to dry, and checked before proceeding with the entire job.

TRIM COLOR OPTIONS:
(pick one)

Frost

14

(Swiss Coffee may be used as a trim or accent color)

Swiss Coffee

23

Plymouth Gray

178

SIDING COLOR:

Mt. Rushmore

KM4902

ACCENT COLOR OPTIONS:
(pick one; optional)

Sequoia Redwood

159

Carbon

407

Kelly-Moore paints are produced to match the color chip as accurately as possible; however, variations in types of products, gloss, texture, lighting and adjacent colors can cause a difference in appearance between the color of the chip and the color of the applied paint. Critical color matches should be applied to the building, allowed to dry, and checked before proceeding with the entire job.

TRIM COLOR:

Swiss Coffee

23

SIDING COLOR:

On The Avenue

KM5782

ACCENT COLOR:
(optional)

Hiking Boots

KM5762

TRIM COLOR:

Rotunda White

KM5819

SIDING COLOR:

Backdrop

KM4789

ACCENT COLOR:
(optional)

Pompeii Ruins

KM4952

TRIM COLOR OPTIONS:
(pick one)

White Linen

KM4591

Rotunda White

KM5819

SIDING COLOR:

Sunset Meadow

KM5756

ACCENT COLOR OPTIONS:
(pick one; optional)

Oxford Brown

417

Wing Man

KM4861

Kelly-Moore paints are produced to match the color chip as accurately as possible; however, variations in types of products, gloss, texture, lighting and adjacent colors can cause a difference in appearance between the color of the chip and the color of the applied paint. Critical color matches should be applied to the building, allowed to dry, and checked before proceeding with the entire job.

SANDPIPER COVE HOA
SCHEME 17

TRIM COLOR OPTIONS:
(pick one)

Swiss Coffee

23

Frost

14

SIDING COLOR:

Cricket's Cross

KM5741

ACCENT COLOR OPTIONS:
(pick one; optional)

Barnwood

KMA72

Sequoia Redwood

159

Pompeii Ruins

KM4952

Kelly-Moore paints are produced to match the color chip as accurately as possible; however, variations in types of products, gloss, texture, lighting and adjacent colors can cause a difference in appearance between the color of the chip and the color of the applied paint. Critical color matches should be applied to the building, allowed to dry, and checked before proceeding with the entire job.

TRIM COLOR:

Frost

14

SIDING COLOR:

Rolling Hills

KM5758

ACCENT COLOR:
(optional)

Oxford Brown

417

SANDPIPER COVE HOA
SCHEME 19

TRIM COLOR:

Swiss Coffee

23

SIDING COLOR:

Light Worker

KM5179

ACCENT COLOR:
(optional)

Lights Out

KMA79

TRIM COLOR:

White Linen

KM4591

SIDING COLOR:

Sandbank

KM5257

ACCENT COLOR:

White Linen

KM4591

SANDPIPER COVE HOA
SCHEME 21

TRIM COLOR:

Rotunda White

KM5819

SIDING COLOR:

Nomadic Travels

KM5237

ACCENT COLOR:

Turkish Coffee

KM4519

TRIM COLOR OPTIONS:
(pick one)

Oakwood

301

(Barnwood may be used as a trim or accent color)

Barnwood

KMA72

(Frost may be used as a trim or accent color)

Frost

14

Cavern Moss

KM4825

SIDING COLOR:

Navajo White

36

Kelly-Moore paints are produced to match the color chip as accurately as possible; however, variations in types of products, gloss, texture, lighting and adjacent colors can cause a difference in appearance between the color of the chip and the color of the applied paint. Critical color matches should be applied to the building, allowed to dry, and checked before proceeding with the entire job.

TRIM COLOR OPTIONS:
(pick one)

(Frost may be used as a trim or accent color)

Frost

14

Graystone

230

SIDING COLOR:

Wing Man

KM4861

ACCENT COLOR:
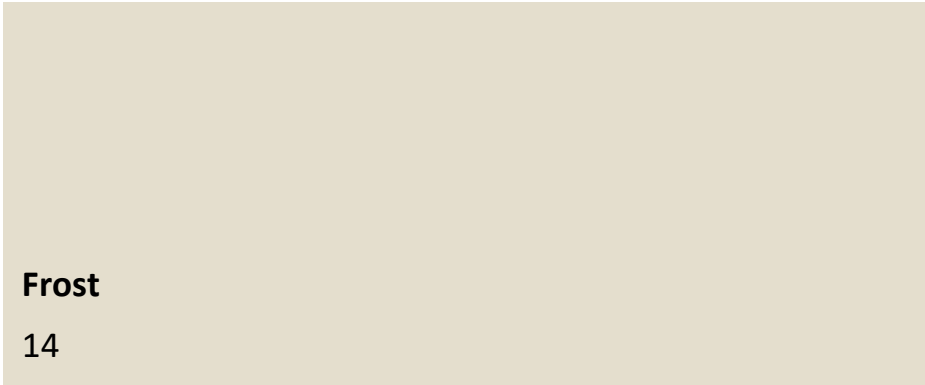*(optional)*

Oakwood

301

Sequoia Redwood

159

Kelly-Moore paints are produced to match the color chip as accurately as possible; however, variations in types of products, gloss, texture, lighting and adjacent colors can cause a difference in appearance between the color of the chip and the color of the applied paint. Critical color matches should be applied to the building, allowed to dry, and checked before proceeding with the entire job.

TRIM COLOR:

Emily Ann Tan

KM5794

SIDING COLOR:

Cargo

412

ACCENT COLOR:

Frost

14

TRIM COLOR OPTIONS:
(pick one)

Cricket's Cross

KM5741

Doeskin

202

SIDING COLOR:

Bahia Grass

KM4782

ACCENT COLOR:
(optional)

Towering Cliffs

KM5695

Pompeii Ruins

KM4952