



Clipper Cove
Owners' Association
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CLIPPER COVE ARCHITECTURAL PAINTING REVISIONS AND ADDITIONS

Painting: The Community of Clipper Cove values the richness and diversity of its visual architecture, as expressed through landscaping and home painting. Homeowners are strongly encouraged to select a paint scheme from the Paint Palette. **However, homeowners may submit alternative paint schemes in their architectural applications, which will be subject to approval of the Project Architecture Committee, comprised of neighbors in the community.**

You are also encouraged to consider the visual texture of your entire neighborhood when making a paint selection and attempt to maintain both continuity and diversity on your street as a whole. By maintaining high community standards for the appearance of our homes, every property owner's investment is protected and enhanced.

Prior to commencing work, you must submit an Architectural Application to the Community and specify the color scheme number, the paint color name and number for each color to be used.

You may use any brand of paint provided the other paint brand colors match the Kelly-Moore (Siding, Trim and Accent) and Sherwin William (stains for wood shingle siding only) Paint Palette colors. All full-service paint brand stores can custom mix colors to match the Paint Palette's colors. ***If another brand of paint is to be used, you must provide two paint chips for each color proposed, designating which is for siding, trim, and accent, and stating the paint brand name. Please state on your Architectural Application that color scheme you propose to use on your home.*** The Clipper Cove Architectural Committee (PAC) and the Community of Harbor Bay Isle Architectural Committee (CAC) must approve your Architectural Application ***before*** painting your home.

The Clipper Cove Board of Directors approved the most-recent Exterior House Paint Palette in July 2022. Each of the 20 color schemes for non wood shingle houses has two choices of colors for trim and three choices for accents. You may choose one accent color from among the three accent colors in each color scheme. For natural wood shingle houses, there are five colors for the main area and three trim options; any of the trim options can be used for front doors that are

not visible or minimally visible from the street. There should be significant contrast between the siding and trim colors.

You must use at least 2 but not more than 3 colors on your home. All 3 colors must be selected from a single paint palette color scheme. You also may apply to repaint the same color scheme as originally applied to the dwelling by the developer or otherwise. If the original or current color scheme is not in our color palette, you must supply paint chips, the paint brand, color name/number with the architectural application, and the application will be processed as an exception, according to the procedures specified below. When submitting your architectural application, you may submit a proposal for Board and architectural committee consideration of a desired change from Clipper Cove's approved Paint Palette.

The following categories of colors are defined for the various elements of your home:

<u>Siding Colors:</u>	The siding or largest surface area of your home; including downspouts.
<u>Trim Colors:</u>	The trim such as eaves, gutters, shutters, mock-louvers, and trim around doors and windows, chimneys. Front doors may be painted with the trim or the accent color.
<u>Accent Colors:</u>	The optional colors intended for the front doors, shutters, and plantons (1 inch wide strip on the fascia along the roof cave.)

Areas of color use:

1. You may paint your home using two or three colors from a scheme.
2. Except for entry doors, flat, low sheen or satin finish paint shall be used.
3. Front entry doors may be painted or stained. If painted, front doors shall be painted with eggshell or semi-gloss enamel using one color. You must use the Siding, Trim, or the Accent color.
4. Homeowners are encouraged to paint garage doors with only one color.
5. All vents, diverters, meter boxes, utility doors, trellises, or additions to exteriors (if painted) shall be painted to match the adjacent surface. The gutters and downspouts on houses with wood shingle siding may be painted the trim color. Pipes and sheet metal vents that protrude through the roof and other miscellaneous metal elements on the roof shall be painted to match the weathered roofing material color as required by the Community Architectural Committee for all homes in Harbor Bay Isle.

6. For houses having wood shingle siding, please refer to the Paint Palette section covering compatible trim and accent colors for use on these homes.
7. Wrought iron gates and other exterior miscellaneous metals, such as wrought iron fences, shall be painted black, or another color approved by the architectural committee.
8. Pipes, sheet metal vents, and other miscellaneous metal elements on the roof should be painted with a rust-retardant undercoat with a final paint coat in a color to match the roof color. Owners are urged to paint the raw metal of security alarm boxes (leaving only the decal area unpainted) to match the surface to which it is attached.

Procedure for Exceptions to Paint Palette

In order for the CCV Board to consider an exception (paint not consistent with approved Palette) the applicant must complete the following, and notify the Association Manager, at least 10 days prior to the date when the exception is to be discussed:

-Applicant must provide at least two “hard copy” original (i.e., from paint vendor) paint chips showing each of the colors proposed (siding, trim and accent). Photocopies or electronic versions are not acceptable because these often do not accurately reflect the actual colors.

-In addition, Applicant must have samples of the proposed exception colors applied either on the Applicant’s house or on separate boards which are displayed at the house to illustrate how the paint will actually look. Sample areas must be at least 2 x 2 feet if painted on siding or at least 2 feet long if painted on trim. (Painting proposed accent colors on front door is not required but should be painted on separate board.) Samples if painted on house shall be on street face or otherwise located to represent typical sun/shade conditions on street frontage. Prior to painting any sample areas, Applicant may consult association manager or any board member as to appropriate location(s). If sample painted areas are not accessible from street applicant must provide reasonable daytime access so sample areas can be viewed by board members. Applicants may seek advice from the CCV board as to appropriateness of color(s) prior to actually painting sample color areas.

(NOTE: Current CCV Board strongly discourages any painting of brick areas, and no sample colors shall be applied to any exterior brick areas.)

Applicants are strongly encouraged to contact adjacent neighbors regarding proposed paint exceptions and to provide Board with neighbors’ opinions on proposed paint colors.

-In considering applications for paint exceptions, Board members shall be guided by the following:

-General consistency with the overall appearance of the Clipper Cove community, especially houses in the immediate vicinity of the Applicant’s property.

-Paint schemes should be reasonably distinct from homes immediately adjacent on the street, although exceptions may be considered when an Applicant is proposing to repaint house in existing colors).

-Trim colors that are distinct/in contrast with main siding colors are strongly preferred.