

SEASTRAND PAINT PALETTE

You may use any brand of paint as long as it matches the color associated with the Behr and/or 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 Behr and/or 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 Behr and/or Kelly Moore colors.

*EXTERIOR COLORS
ADOPTED 2016*

SEASTRAND

Exterior Paint Guidelines

May 2016

Seastrand's new exterior paint palette is based on Kelly Moore brand paint colors and Behr Premium Exterior Wood Stains. The palette remains the same with the previous Behr paint colors being converted to Kelly Moore colors, with the addition of three new window trim and fascia options. Kelly Moore assisted in creating the palette and is offering Seastrand residents a discount at the Kelly-Moore store located at 649 Pacific Avenue in Alameda. In order to take advantage of the discount please mention you are a Harbor Bay homeowner and use account number 922-PE6893.

When considering painting your home, please visit the Community Office so that you can view the paint palette, which may be checked out with a \$50 deposit (check or credit card).

Although the Seastrand Board strongly recommends using Kelly Moore paints, owners may ultimately use any paint brand they wish as long as the paint brand selected for repainting has the same quality and color characteristics. An Architectural Application is required for house painting; please indicate the approved color names on the form.

Non-standard color schemes combinations may be proposed by homeowners and will be considered on a case-by-case basis by the Seastrand Board of Directors. If you are proposing to paint a color outside of the approved scheme, you will be required to include two color samples for each color you are proposing, stating the paint brand, code, and where on the home it will be used. At the option of the Seastrand Board of Directors a new color scheme may be added to the approved paint palette.

Fences and gates shall not be painted. Other yard structures shall not be painted unless specifically approved by the Seastrand Board of Directors.

Paint Gloss Categories:

Exterior paints are comprised of five gloss categories. The following exterior paint finishes are permitted under each category:

Flat	Low Sheen	Satin	Eggshell	Semi-gloss	Gloss
Window Trim	Window Trim	Window Trim	Window Trim	Window Trim	Garage Door
Fascia	Fascia	Fascia	Fascia	Fascia	
				Garage Door	

Owners shall comply with all other repainting requirements of the Community and **Seastrand** Architectural Rules and Standards.

If you hire a contractor to paint your home, please provide the contractor with a copy of the Architectural Application approval letter and these house painting guidelines.

No changes should be made to the color scheme after it has been approved unless the proposed changes are resubmitted to the Community and Seastrand Architectural Committees and are approved.

SEASTRAND PAINT PALLETTE

The Seastrand paint palette may be viewed or checked out from the Community Offices with a \$50 deposit (check or credit card).

STAIN OPTIONS	TRIM OPTIONS	FASCIA OPTIONS	GARAGE OPTIONS
All colors are Behr Premium Stains in Solid Color (SC) or Semi-Transparent (ST)	All colors are Kelly Moore	All colors are Kelly Moore	All colors are Kelly Moore
Coffee	Calusa Wetlands KM5761-5	Red Velvet KMA45-5	Bear Hug KM4510-3
Padre Brown	Mama Raccoon KM4589-5	Willow Blue KMA35-5	Mama Raccoon KM4589-5
Wrangler Brown	Braun KM4553-3	Rustic Hacienda KM4706-3*	Railroad Ties KMA67-5
Chocolate	Dusty Trail Rider KM4704-2*	Indulgence KM5590-5	Cellar Door KMA75-5
	Log Cabin KMA76-5	Mt. Rushmore KM4902-3**	Log Cabin KMA76-5
	Gray Spell KM4899-1**	Treasure Island KM4799-5	
	Pompeii Ruins KM4952-5	Pompeii Ruins KM4952-5	

* Dusty Trail Rider trim may only be used with Rustic Hacienda or Red Velvet fascia.

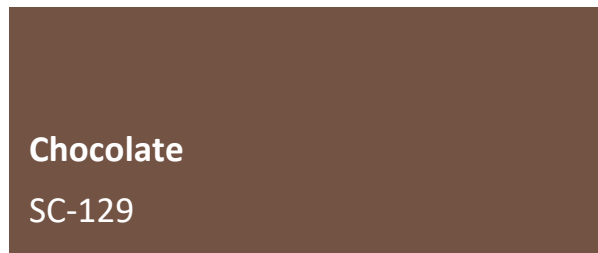
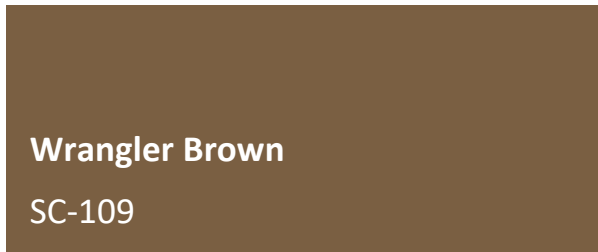
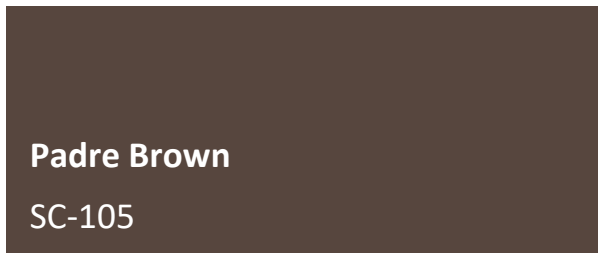
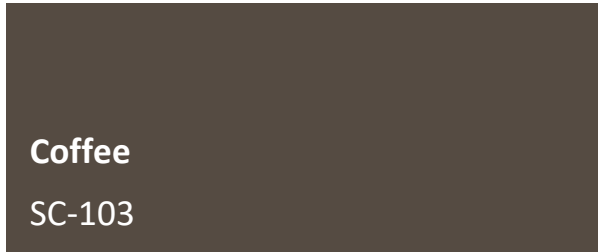
** Gray Spell trim may only be used with Mt. Rushmore fascia.

Select one garage door color to be used with any trim and fascia combination.
 Factory coated doors do not meet the Community painting standard and must be painted with house paint.

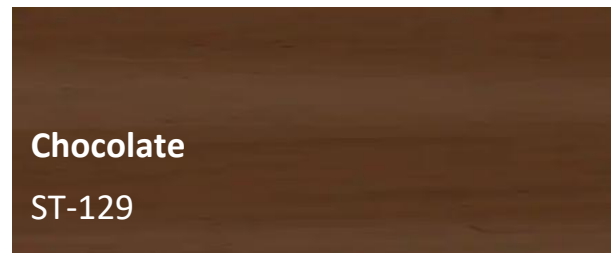
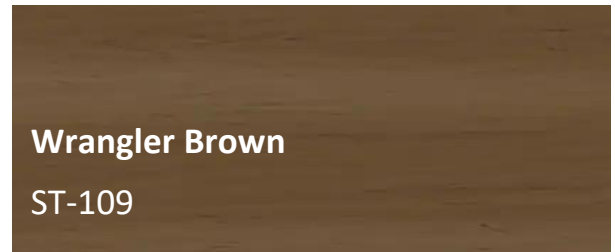
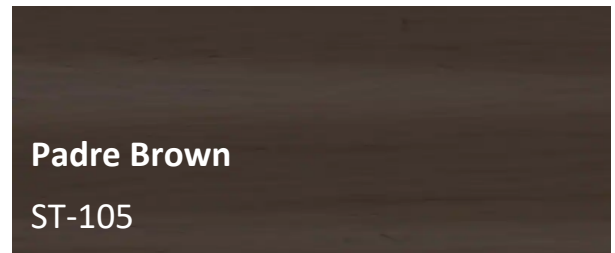
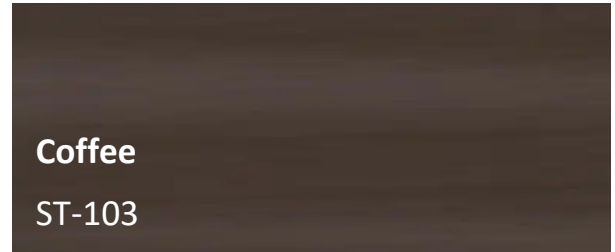
SEASTRAND HOA

STAIN OPTIONS – PICK ONE

BEHR SOLID COLOR



BEHR SEMI-TRANSPARENT



Behr and 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.

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FASCIA OPTIONS – PICK ONE

Red Velvet

KMA 45-5

Pompeii Ruins

KM4952-5

Willow Blue

KMA 35-5

Rustic Hacienda

KM4706-3 *

Indulgence

KM5590-5

Mt. Rushmore

KM4902-3 **

Treasure Island

KM4799-5

* Rustic Hacienda fascia may only be used with Dusty Trail Rider trim.

** Mt. Rushmore fascia may only be used with Gray Spell trim.

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GARAGE DOOR OPTIONS – PICK ONE

Bear Hug

KM4510-3

Mama Raccoon

KM4589-5

Log Cabin

KMA 76-5

Railroad Ties

KMA 67-5

Cellar Door

KMA 75-5

Select one garage door color to be used with any trim and fascia combination.

Factory coated doors do not meet the Community painting standard and must be painted with house paint.

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TRIM OPTIONS – PICK ONE

Calusa Wetlands

KM5761-5

Mama Racoon

KM4589-5

Braun

KM4553-3

Dusty Trail Rider

KM4704-2

Log Cabin

KMA 76-5

Gray Spell

KM4899-1 **

Pompeii Ruins

KM4952-5

* Dusty Trail Rider trim may only be used with Rustic Hacienda or Red Velvet fascia.

** Gray Spell may only be used with Mt. Rushmore fascia.

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