



**Benjamin Moore®**

# Community

MAINTENANCE GUIDE

## Pelican Bay

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**20% discount** on  
Element Guard®, Regal® Select, and Ultra Spec®

Please note that only two sheens are used in this HOA community: exterior flat and low lustre.



## **ADDENDUM #1**

# PELICAN BAY ESTATES EXTERIOR PAINT PALETTE HOUSE REPAINTING GUIDELINES JANUARY 2025

A new paint palette has been prepared for Pelican Bay homeowners, featuring Benjamin Moore brand paints. Please note that all paint jobs require an architectural application to be submitted and approved before beginning work.

### **Exclusive Discount:**

Homeowners who purchase Benjamin Moore paint and identify as Pelican Bay residents can qualify for a 20% discount on Regal Select, Element Guard, and Ultra Spec exterior and interior paint (Aura Exterior Excluded from the 20% discount). Benjamin Moore test pints are available at **Pagano's South Shore** and **Benjamin Moore – Creative Paint** (1120 Davis Street, San Leandro). The San Leandro store is a full-service Benjamin Moore outlet offering advice on the best paint lines for your project.

### **New Color Schemes:**

The new Benjamin Moore color schemes are available in the **Pelican Bay Paint Book**. The following guidelines apply to all painting projects:

### **Paint Rules:**

- **Garage Doors:** Must be one solid color, either trim or body color.
- **Front Entry Doors:** Should be stained natural wood or painted in one of the approved front door colors from the scheme.

While the Pelican Bay Board strongly recommends using Benjamin Moore paints, homeowners are welcome to use any paint brand, provided it matches the approved Benjamin Moore color schemes. If using a non-Benjamin Moore paint, you must submit two color chips for each color, including the paint brand, color identifier, and the location of the paint on your home. A 3' x 3' color sample may be requested by the Pelican Bay Architectural Committee.

### **Proposing Custom Color Schemes:**

Homeowners may propose varieties from the approved palette. These will be considered on a case-by-case basis and must align with the aesthetic of Pelican Bay.

## Other Guidelines:

- **Fences and Gates:** May not be painted. Other yard structures require approval from the Pelican Bay Architectural Committee.
- **Paint Selection:** Choose a base color and one or two trim colors from the palette. Your front door can be stained in any color you prefer or painted in one of the front door colors from the palette book.
- **Finish and Sheen:**
  - **Allowed:** Semi-gloss or gloss for doors only.
  - **Recommended for Siding:** Low Lustre, or flat finish.
  - **Paint Grade:** Regal Select, Element Guard, and Ultra Spec
  - **For dark colors:** Consider using lighter trim for under eaves to prevent gloomy areas around doorways.

## Fixtures:

A new paint job is an excellent time to replace fixtures such as hose reels, lights, and flag holders. If additional lights are installed, an architectural application is required. Please be mindful of lumens—over-lighting can cause glare and disturb neighbors.

## Additional Requirements:

- All painting projects must comply with Pelican Bay's Architectural Rules and Standards.
- Contractors hired for the project must receive a copy of the architectural approval letter and repainting rules.

## Painter Recommendations:

If you're looking for professional painters, the **Community of Harbor Bay Isle** has a list of recommended vendors available on their website. You can find the list at: [Community Vendor List](#)

## Important Reminder:

Once your paint color scheme has been approved, no changes can be made without resubmitting your request for approval by the Pelican Bay Architectural Committees.

## Scheme 1



**Body**  
*Lafayette Green HC-135*



**Trim / Garage Door**  
*Hush AF-95*

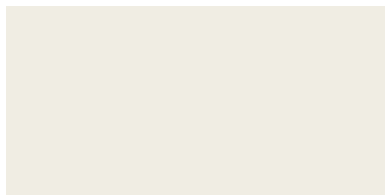


**Front Door**  
*Black Forest Green HC-187*

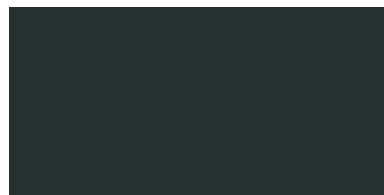
Body:  
Lafayette Green HC-135



Trim 1:  
Moonlight White OC-125



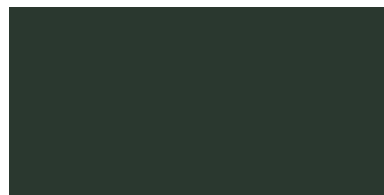
Door 1:  
Black Forest Green HC-187



Trim 2:  
Hush AF-95



Door 2:  
Essex Green HC-188



Trim 3:  
Tyler Taupe HC-43



Door 3:  
Tyler Taupe HC-43



Pelican Bay

## Scheme 2



**Body**  
*Hush AF-95*



**Trim / Garage Door**  
*Kendall Charcoal HC-166*



**Front Door**  
*Currant Red 1323*

Body:  
Hush AF-95



Trim 1:  
Kendall Charcoal HC-166



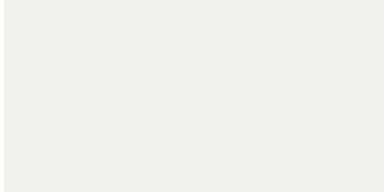
Door:  
Currant Red 1323



Trim 2:  
Black HC-190



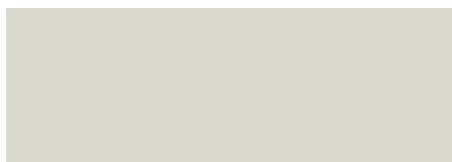
Trim 3:  
Super White OC-152



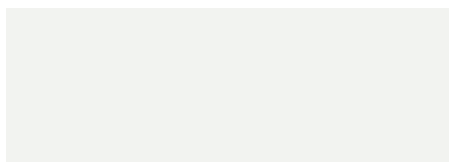
Pelican Bay



## Scheme 3



**Body**  
*Moonshine 2140-60*



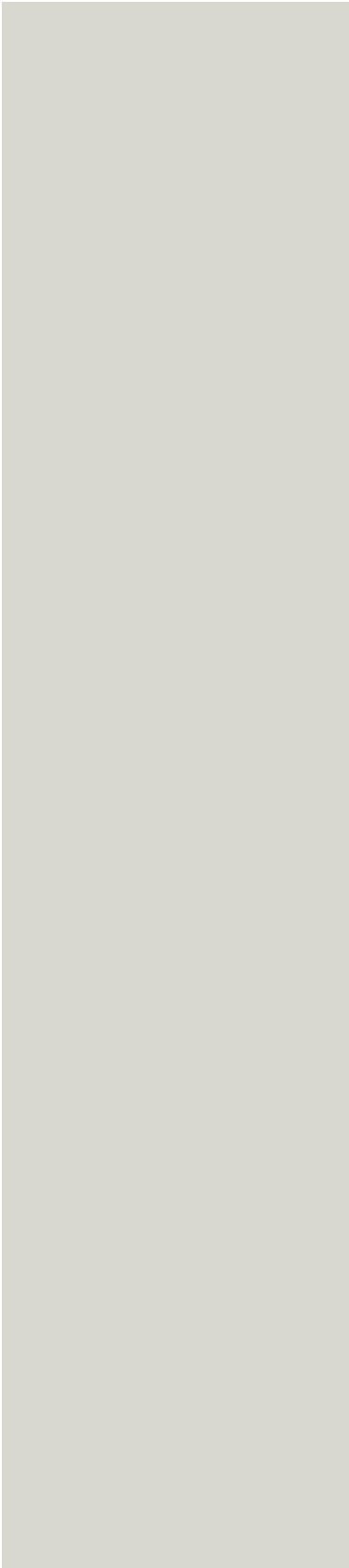
**Trim / Garage Door**  
*Chantilly Lace OC-65*



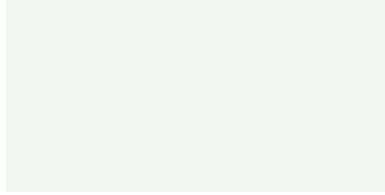
**Front Door**  
*Black HC-190*



Body:  
Moonshine OC-56



Trim 1:  
Chantilly Lace OC-65



Door 1:  
Hale Navy HC-154



Trim 2:  
Hale Navy HC-154



Door 2:  
Black HC-190



Trim 3:  
Black HC-190



Door 3:  
Bottle of Bordeaux 1357

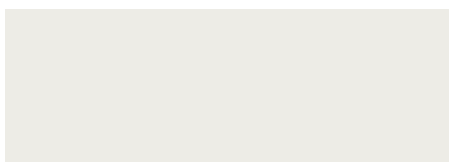


Pelican Bay

## Scheme 4



**Body**  
*Boothbay Gray HC-165*



**Trim / Garage Door**  
*Harwood Putty CW-5*



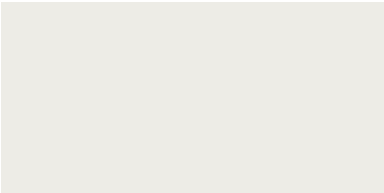
**Front Door**  
*Bottle of Bordeaux 1357*



Body:  
Boothbay Gray HC-165



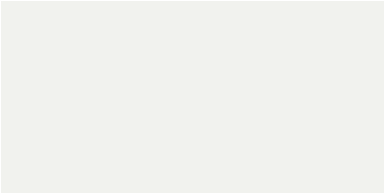
Trim 1:  
Harwood Putty CW-5



Door 1:  
Black HC-190



Trim 2:  
Super White OC-152



Door 2:  
Bottle of Bordeaux 1357



Trim 3:  
Black HC-190



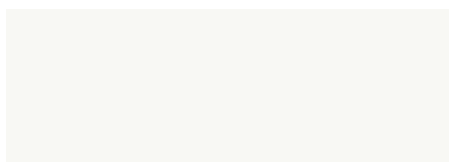
Door 3:  
Hale Navy HC-154



## Scheme 5



**Body**  
*Revere Pewter HC-172*

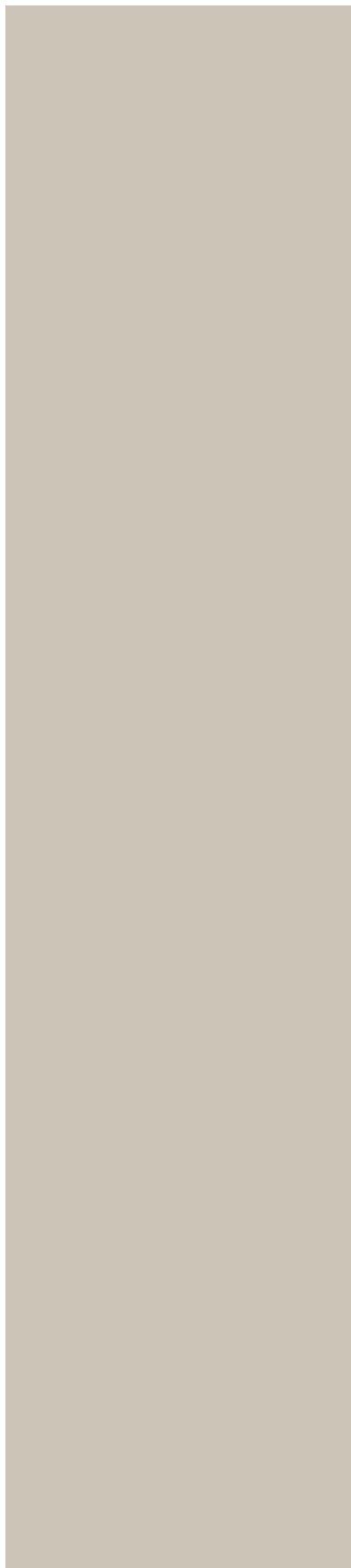


**Trim / Garage Door / Body (Right side)**  
*Super White OC-152*

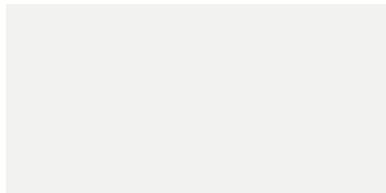


**Front Door**  
*Hale Navy HC-154*

Body:  
Revere Pewter HC-172



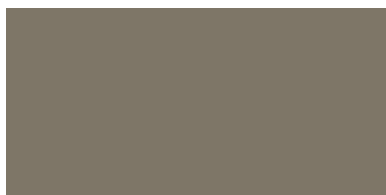
Trim 1:  
Super White OC-152



Door 1:  
Black Satin 2131-10



Trim 2:  
Cromwell Gray HC-103



Door 2:  
Onyx 2133-10



Trim 3:  
Hale Navy HC-154



Door 3:  
Hale Navy HC-154



Trim 4:  
Tarrytown Green HC-134



Door 4:  
Tarrytown Green HC-134



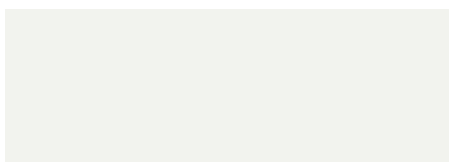
# Pelican Bay



## Scheme 6



**Body**  
*Covington Blue HC-138*



**Trim / Garage Door**  
*White Heron OC-57*

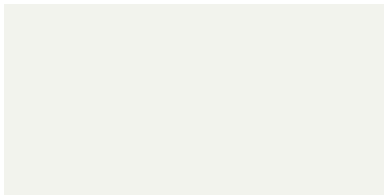


**Front Door**  
*Marblehead Gold HC-11*

Body:  
Covington Blue HC-138



Trim 1:  
White Heron OC-57



Door:  
Marblehead Gold HC-11



Trim 2:  
Waterbury Green HC-136



Pelican Bay



## Scheme 7



**Body**  
*Whitall Brown HC-69*



**Trim / Garage Door**  
*Brandy Cream OC-4*

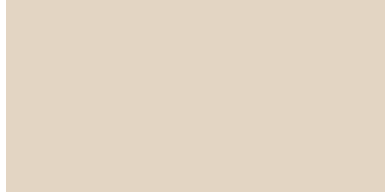


**Front Door**  
*Cottage Red HC-184*

Body:  
Whitall Brown HC-69



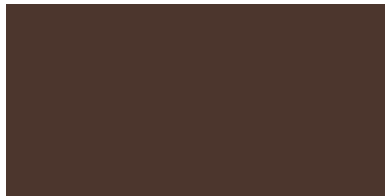
Trim 1:  
Brandy Cream OC-4



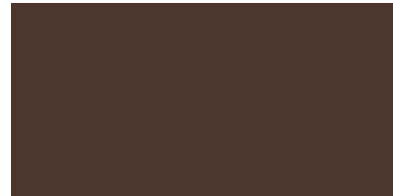
Door 1:  
Cottage Red HC-184



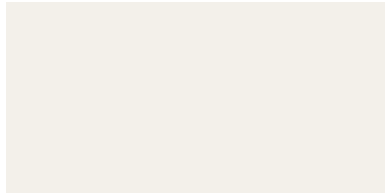
Trim 2:  
Tudor Brown HC-185



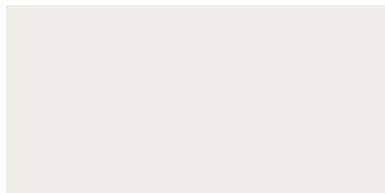
Door 2:  
Tudor Brown HC-185



Trim 3:  
Alabaster OC-129



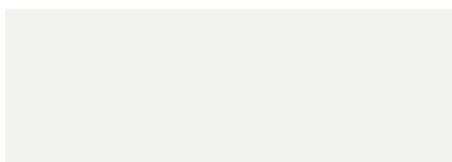
Trim 4:  
Harwood Putty CW-5



**Pelican Bay**

Pelican Bay HOA-Harbor Bay

## Scheme 8-One-Story House Only



**Body**  
*White Heron OC-57*



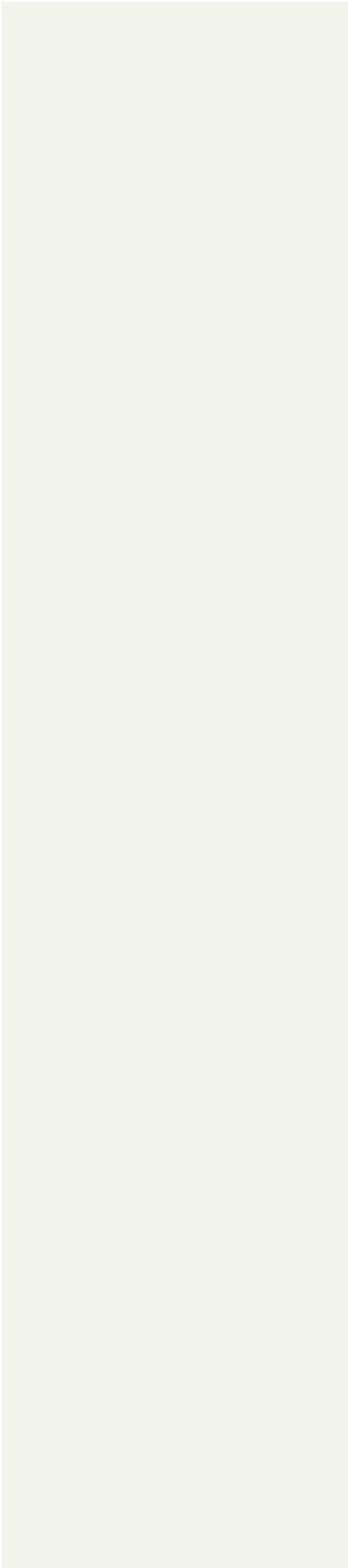
**Trim / Garage Door**  
*Metropolitan-trim AF-690*



**Front Door**  
*Marblehead Gold HC-11*

The colors in this rendering are representations of the paint color only. They are not an exact match. For accuracy, view or request an actual paint chip sample from your local Benjamin Moore retailer or representative.

Body:  
White Heron OC-57



Trim:  
Metropolitan AF-690



Door:  
Marblehead Gold HC-11



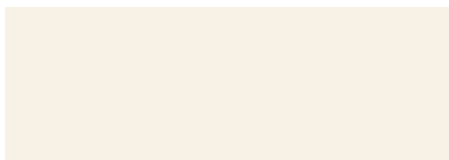
Pelican Bay



## Scheme 9



**Body**  
*Newburyport Blue HC-155*

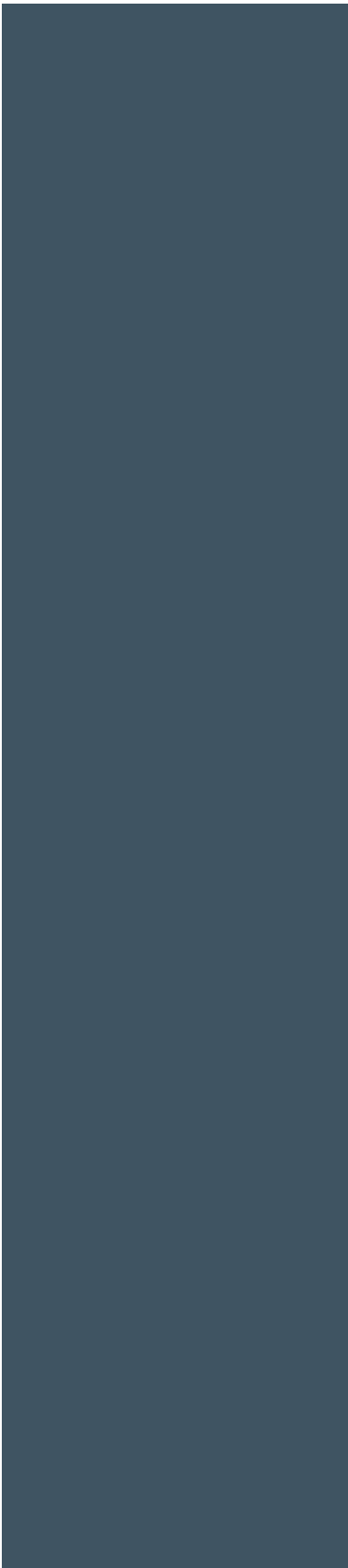


**Trim / Garage Door**  
*Capitol White CW-10*

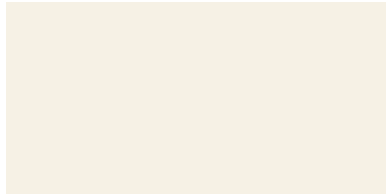


**Front Door**  
*Marblehead Gold HC-11*

Body:  
Newburyport Blue HC-155



Trim 1:  
Capitol White CW-10



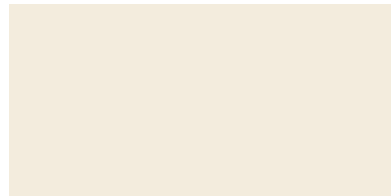
Door 1:  
Marblehead Gold HC-11



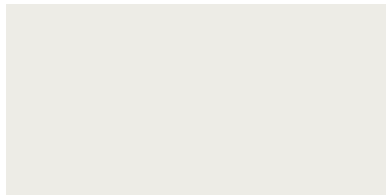
Trim 2:  
Manchester Tan HC-81



Door 2 (for wood doors only):  
Arbor White ES-01 (from Woodlux® collection)



Trim 3:  
Harwood Putty CW-5

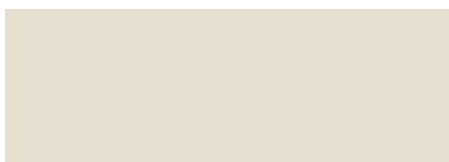


Pelican Bay

## Scheme 10



**Body**  
*Buxton Blue HC-149*



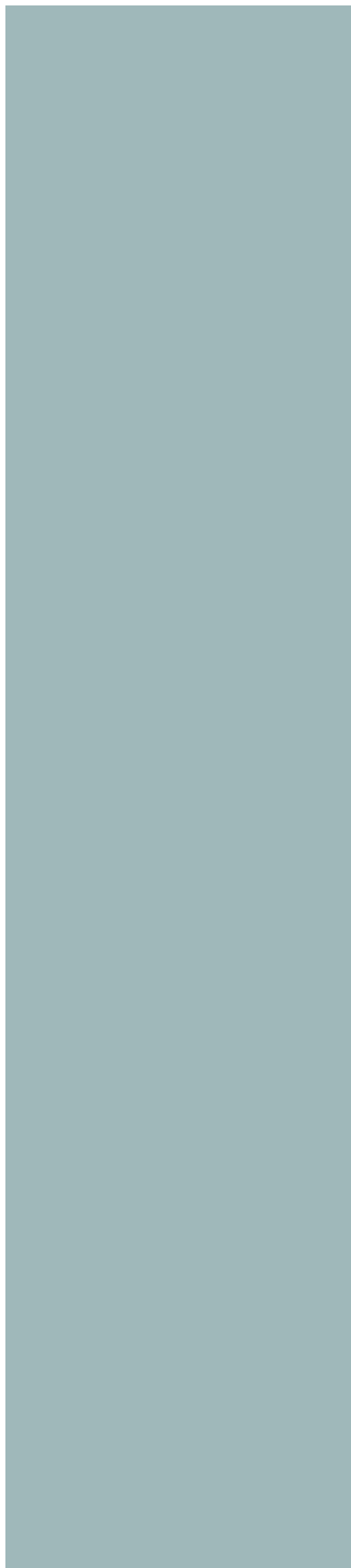
**Trim / Garage Door**  
*Ballet White OC-9*



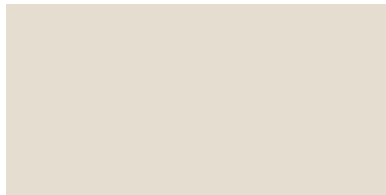
**Front Door**  
*Newburg Green HC-158*



Body:  
Buxton Blue HC-149



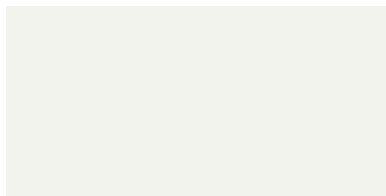
Trim 1:  
Ballet White OC-9



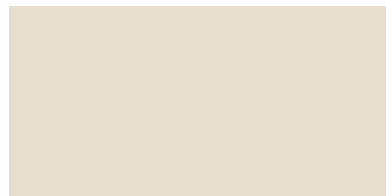
Door 1:  
Newburg Green HC-158



Trim 2:  
White Heron OC-57



Door 2 (for wood doors only):  
Maritime White OC-5 (from Woodlux® collection)



Trim 3:  
Jamestown Blue HC-148

**Pelican Bay**

## Scheme 11



**Body**  
*Mossy Oak CC-600*

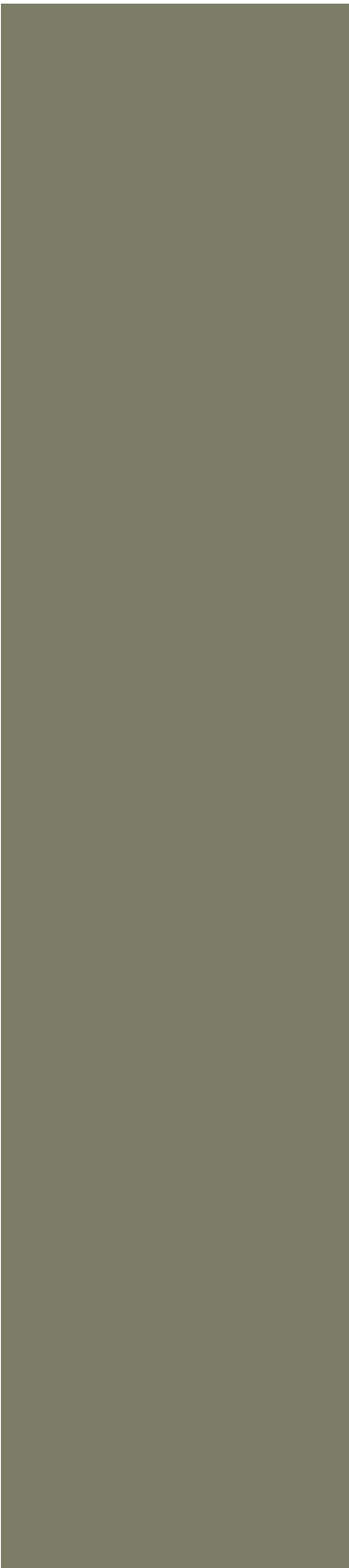


**Trim / Garage Door**  
*October Mist 1495*



**Front Door**  
*Forest Floor 1498*

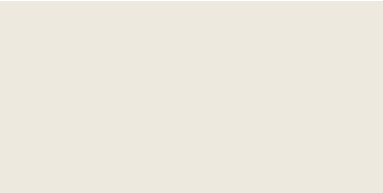
Body:  
Mossy Oak CC-600



Trim 1:  
October Mist 1495



Trim 2:  
Glacier White OC-37



Trim 3:  
Forest Floor 1498



Door 1:  
Forest Floor 1498



Door 2 (for wood doors only):  
Cabot Trail 998 (from Woodlux® collection)

