

## *Architectural Committee Policy: Exterior Paint Colors*

Approved at the April 15<sup>th</sup>, 2021 Architectural Committee Meeting

### **BACKGROUND**

The intent of this document is to provide all owners with clear, straightforward information on how the Association is involved and what process should be followed when owners wish to repaint the exterior of their residence.

### **APPROVAL PROCESS**

Article IX, Section 1 of the Association's CC&Rs specifically require that all owners obtain approval from the Association prior to any modification, change, or alteration to the Residence. This requirement extends to owners who wish to repaint the exterior of their residence.

The Architectural Committee is responsible to review these requests from homeowners who wish to make modifications or additions to their property. This Committee is made up of unpaid volunteer homeowners who meet monthly to review applications submitted by your neighbors. Nearly all applications are processed and decided on by the Architectural Committee. In rare instances, the Committee will defer a decision to the Board of Directors, whose decision is then final. Additionally, applications that are denied by the Architectural Committee can be appealed to the Board of Directors for reconsideration.

Although the Governing Documents require owners to obtain approval when repainting their residence, the Association does not want to make the process more difficult than it needs to be. Repainting is usually a large, expensive project, and the intent of this document is to simplify the process whenever the HOA needs to be involved.

The General Manager has been authorized by the Architectural Committee to approve applications that meet the requirements and guidelines detailed in this document, meaning many applications for repainting can be approved by the General Manager upon receipt on behalf of the Architectural Committee.

### **REPAINTING WITH LIKE OR EXISTING COLORS**

Owners wishing to repaint the exterior of their residence using like-for-like or attempting to match existing colors are **not** required to obtain approval from the Association. Approval is only required for owners who are proposing to repaint using different colors from what had been previously used.

### **PRE-APPROVED PAINT COLORS**

The following pages contain a list of pre-approved paint colors (separated by base and trim) and as well as popular color schemes that owners may select from or use as a guide when repainting their residence. These colors have been collected from applications that were approved by the Architectural Committee over the last few years. The Association was also provided with recommended colors and color schemes that were created by a representative of Kelly Moore following a discussion with the General Manager and an inspection of the community.

Applications for exterior painting using a pre-approved paint color from this document, **or any color that closely resembles those listed in this document**, can be approved by the General Manager on behalf of the Architectural Committee upon receipt.

The examples of color schemes found in this document are from specific manufacturers like Kelly Moore, Sherwin Williams, and Benjamin Moore. **You are not limited to the specific manufacturers or exact colors in this document when picking from the Association's pre-approved colors;** closely matching or similar colors from other manufacturers can also be approved by the General Manager upon receipt.

# COWELL HOMEOWNERS ASSOCIATION, INC.

4498 Lawson Ct • 925-687-9961 • [businessoffice@walnutcountry.com](mailto:businessoffice@walnutcountry.com) • [www.walnutcountry.com](http://www.walnutcountry.com)

For example, if you like the general look of Kelly Moore's *Swiss Coffee* color but would like to instead use a Benjamin Moore paint that might not be identical but is similar in character, that can be approved by the General Manager. **In general, if a proposed color scheme closely resembles colors on this pre-approved list, it can be approved by the General Manager.** It does not have to be an exact match.

## USING COLORS THAT ARE NOT PRE-APPROVED

Owners are not required to use a pre-approved color – however these pre-approved colors and schemes have been selected due to their pleasing aesthetics and harmonious consistency with the rest of the community. Owners who wish to repaint using colors that fall outside of the pre-approved colors will need to submit an Architectural Application that will be reviewed by the Architectural Committee at their next regularly scheduled meeting. Please note that the Architectural Committee's primary focus when reviewing applications is aesthetics, or harmony of external design in relation to the rest of the Association. The Architectural Committee has every right to deny an application if it does not believe the proposed design complies with the community's aesthetic guidelines and expectations.

## BASE & TRIM COLORS – GENERALLY

Each residence is required to have a base color and at least one trim color, per the Rules & Regulations. Generally, it is recommended that the trim color be distinct from the base color. Many residences utilize a trim which contrasts the base - for example, if using a lighter base, a darker trim is often – but not always – used, and vice versa. Applications where the proposed trim color too closely resembles the base color will likely not be considered for pre-approval by the General Manager, but will instead be submitted to the Architectural Committee for review at the General Manager's discretion.

## FRONT DOORS

If repainting the front door, owners are not required to obtain approval from the Association when selecting the color of the front door, provided that it is generally in keeping with the harmony of external design in relation to the rest of the Association and is similar in character to any of the pre-approved colors listed in this document.

## CONSIDERATION FOR APPROVAL

Even if utilizing a pre-approved color, owners must submit an Architectural Application to the General Manager for review. A copy of an Architectural Application can be found on the Association's website at [www.walnutcountry.com](http://www.walnutcountry.com). Owners can also reach out to the General Manager by phone at 925-687-9961 or by email at [businessoffice@walnutcountry.com](mailto:businessoffice@walnutcountry.com) and request a PDF copy, or obtain a physical copy from the Business Office at 4498 Lawson Court during normal business hours.

## ADDENDUM

The following pages contain digital representations of colors from manufacturers like Kelly Moore, Behr, and Sherwin-Williams. These colors may look different from device to device. **We strongly recommend that you visit your local paint store and obtain a sample of the color first before making a decision, as it might not match what you see in this document.** This document is not a substitute for owners performing their own research and due diligence when considering a major repainting project.

## PRE-APPROVED BASE COLORS

Below is a table of all specific pre-approved base colors. Note that you are not limited to these manufacturers or these exact colors for the application to be considered pre-approved. Closely matching or similar colors, including those from other manufacturers, can be approved by the General Manager upon receipt on behalf of the Architectural Committee. In general, if the colors that an owner is proposing closely resemble something on this pre-approved list, the application can be approved by the General Manager.

### *Whites, Browns, & Greens*

*Kelly Moore Swiss Coffee (23)*

*Sherwin-Williams Marshmallow (SW701)*

*Kelly Moore Frost (23)*

*Kelly Moore Antique White (49)*

*Kelly Moore Navajo White (36)*

*Kelly Moore Bone (27)*

*Sherwin-Williams Sand Dollar (SW6099)*

*Kelly Moore Doeskin (202)*

*Kelly Moore Mission Tan (302)*

*Kelly Moore Spanish Sand (231)*

*Kelly Moore Meringue Tips (KM5694)*

*Kelly Moore Graystone (230)*

*Kelly Moore Oakwood (301)*

*Kelly Moore Sand Pebble (171)*

*Kelly Moore Toscana (232)*

*Kelly Moore Cargo (412)*

*Kelly Moore Nature Spirits (KM5752)*

*Behr Milkweed Pod (S380-5)*

*Kelly Moore Mount Tam (KM5750)*

### *Grays & Blues*

*Kelly Moore Malibu Beige (216)*

*Kelly Moore Sequoia Fog (KM4935)*

*Kelly Moore Evening Dove (KM4788)*

*Benjamin Moore Finnie Gray (CW-55)*

*Kelly Moore Gray Dolphin (KM4914)*

*Kelly Moore San Francisco Fog (KM5822)*

*Kelly Moore Mud Pots (KM4900)*

*Kelly Moore Plymouth Gray (178)*

*Kelly Moore City Tower (KM5823)*

*Sherwin-Williams Summit Gray (7669)*

*Kelly Moore Big Band (KM5828)*

*Kelly Moore Greige (KM5767)*

*Kelly Moore Granite Cliff (KM3933-2)*

*Kelly Moore Tranquil Taupe (KM5788)*

*Kelly Moore Ironwood (305)*

*Kelly Moore Stonegate (304)*

*Benjamin Moore Kingsport Gray (HC-86)*

*Kelly Moore Tahoe Snow (KMW62)*

*Benjamin Moore Wythe Blue (HC-132)*

## PRE-APPROVED TRIM COLORS

Below is a table of specific pre-approved trim colors to be selected for use along with a base color. Note that you are not limited to these manufacturers or these exact colors for the application to be considered pre-approved. Closely matching or similar colors, including those from other manufacturers, can be approved by the General Manager upon receipt on behalf of the Architectural Committee. In general, if the colors that an owner is proposing closely resemble something on this pre-approved list, the application can be approved by the General Manager.

### *Whites/Creams*

<i>Kelly Moore Whitest White (KMW43)</i>
<i>Behr Ultra Pure White (1850)</i>
<i>Benjamin Moore Super White (PM-1)</i>
<i>Sherwin-Williams Extra White (SW7006)</i>
<i>Kelly Moore Swiss Coffee (23)</i>
<i>Sherwin-Williams Marshmallow (SW701)</i>
<i>Kelly Moore Frost (14)</i>
<i>Benjamin Moore Timid White (OC-39)</i>
<i>Kelly Moore Antique White (49)</i>
<i>Kelly Moore Adobe White (HLS4201)</i>
<i>Kelly Moore Navajo White (36)</i>
<i>Kelly Moore Bone (27)</i>
<i>Kelly Moore Urban Bird (KM4584)</i>
<i>Kelly Moore Rotunda White (KM5819)</i>
<i>Kelly Moore Lover's Hideaway (KM4585)</i>
<i>Benjamin Moore Wind's Breath (OC-24)</i>

### *Beiges, Tans, & Browns*

<i>Kelly Moore Snip of Tannin (41)</i>
<i>Sherwin-Williams Sand Dollar (SW6099)</i>
<i>Kelly Moore Doeskin (202)</i>
<i>Kelly Moore Mission Tan (302)</i>
<i>Kelly Moore Spanish Sand (231)</i>
<i>Kelly Moore Meringue Tips (KM5694)</i>
<i>Kelly Moore Graystone (230)</i>
<i>Kelly Moore Oakwood (301)</i>
<i>Kelly Moore Sand Pebble (171)</i>
<i>Kelly Moore Toscana (232)</i>
<i>Kelly Moore Cargo (412)</i>
<i>Kelly Moore Loam (no longer in production)</i>
<i>Kelly Moore Buckingham Palace (HLS4225)</i>
<i>Kelly Moore Dancing Dogs (KM4498)</i>
<i>Kelly Moore Beaver Pelt (KM4582)</i>
<i>Kelly Moore Oxford Brown (417)</i>

## PRE-APPROVED TRIM COLORS

Below is a table of specific pre-approved trim colors to be selected for use along with a base color. Note that you are not limited to these manufacturers or these exact colors for the application to be considered pre-approved. Closely matching or similar colors, including those from other manufacturers, can be approved by the General Manager upon receipt on behalf of the Architectural Committee. In general, if the colors that an owner is proposing closely resemble something on this pre-approved list, the application can be approved by the General Manager.

### *Grays*

*Kelly Moore Gray Dolphin (KM4914)*

*Kelly Moore San Francisco Fog (KM5822)*

*Kelly Moore Mud Pots (KM4900)*

*Kelly Moore Plymouth Gray (178)*

*Kelly Moore City Tower (KM5823)*

*Kelly Moore Cave Painting (KM4894)*

*Kelly Moore Winter's Park (KM5824)*

*Sherwin-Williams Summit Gray (7669)*

*Kelly Moore Not My Fault (KM5825)*

*Kelly Moore Sandpiper Cove (KM5821)*

*Kelly Moore Volcanic Rock (KM5826)*

*Kelly Moore Titanium Gray (KM4882)*

*Kelly Moore Lamp Post (KMA82)*

*Kelly Moore After Midnight (KM4890)*

*Kelly Moore Stiletto (KMA87)*

### *Gray-Brown*

*Kelly Moore Greybeard (KM4940)*

*Kelly Moore Malibu Beige (216)*

*Kelly Moore Sequoia Fog (KM4935)*

*Kelly Moore Evening Dove (KM4788)*

*Benjamin Moore Finnie Gray (CW-55)*

*Kelly Moore Big Band (KM5828)*

*Kelly Moore Greige (KM5767)*

*Kelly Moore Granite Cliff (KM3933-2)*

*Kelly Moore Tranquil Taupe (KM5788)*

*Kelly Moore Northpointe (KM5791)*

*Kelly Moore Ironwood (305)*

*Kelly Moore Stonegate (304)*

*Benjamin Moore Kingsport Gray (HC-86)*

## PRE-APPROVED TRIM COLORS

Below is a table of specific pre-approved trim colors to be selected for use along with a base color. Note that you are not limited to these manufacturers or these exact colors for the application to be considered pre-approved. Closely matching or similar colors, including those from other manufacturers, can be approved by the General Manager upon receipt on behalf of the Architectural Committee. In general, if the colors that an owner is proposing closely resemble something on this pre-approved list, the application can be approved by the General Manager.

### *Greens*

*Kelly Moore Nature Spirits (KM5752)*

*Behr Milkweed Pod (S380-5)*

*Kelly Moore Farmer's Market (KM5757)*

*Kelly Moore Stratford Sage (HLS4219)*

*Kelly Moore Hanover Pewter (HLS4259)*

*Kelly Moore Mount Tam (KM5750)*

*Kelly Moore Sugar Pine (KM5747)*

### *Teals*

*Benjamin Moore Wythe Blue (1642)*

*Benjamin Moore Covington Blue (HC-138)*

*Benjamin Moore Waterbury Green (HC-136)*

*Kelly Moore Riviera (no longer in production)*

### *Blues*

*Benjamin Moore Cape Blue (1642)*

*Sears Victorian Blue (no longer in production)*

*Sears Plymouth Blue (no longer in production)*

*Kelly Moore Rolling Sea (KM5807)*

*Kelly Moore Ruskin Blue (HLS4270)*

*Kelly Moore Steiglitz Fog (HLS4227)*

*Kelly Moore Dark Secret (KM5002)*

*Kelly Moore Country Sky (KMA78)*

*Kelly Moore Lights Out (KMA79)*

### *Dark Red/Wines*

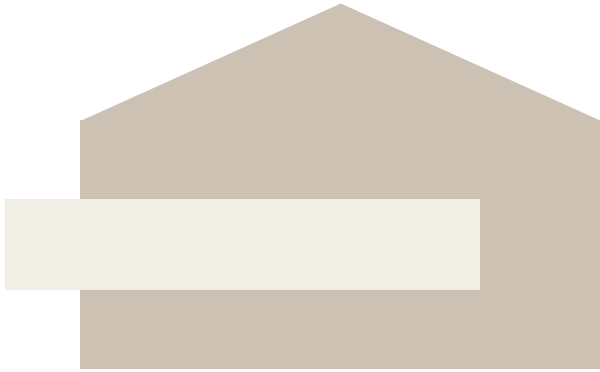
*Kelly Moore Sequoia Redwood (159)*

*Kelly Moore Victoria Red (HLS4234)*

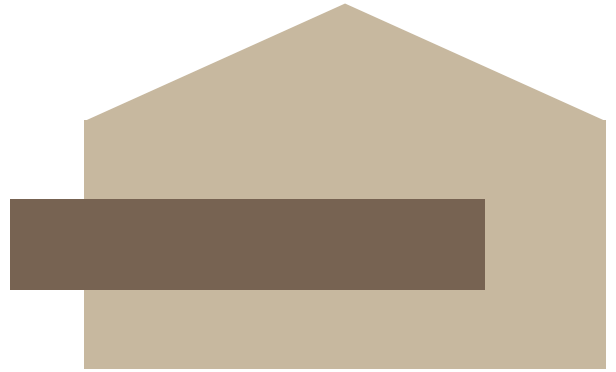
*Kelly Moore Fruit Yard (KMA49)*

## POPULAR PRE-APPROVED PAINT SCHEMES

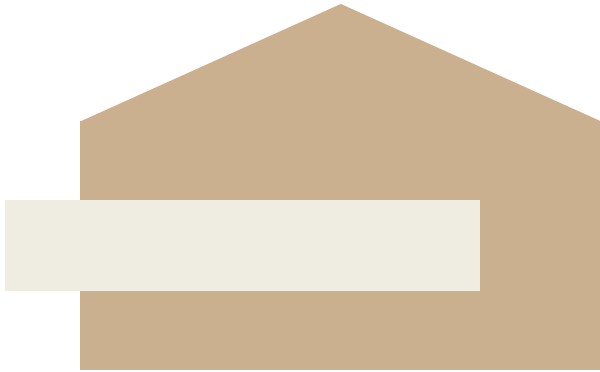
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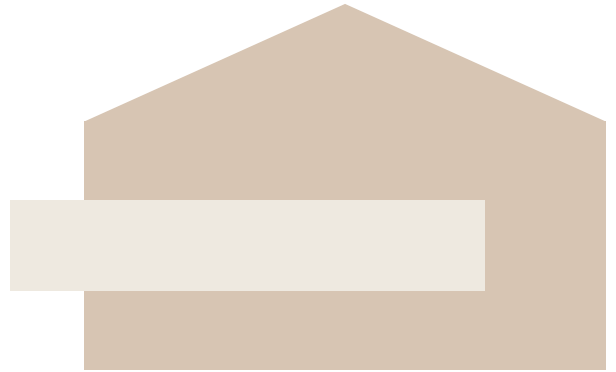
**Manufacturer:** *Kelly Moore*  
**Base:** Malibu Beige | **Trim:** Swiss Coffee  
*Visible at 4420 Catalpa Ct*



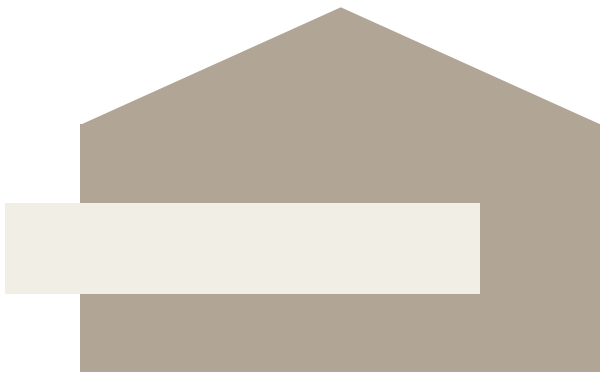
**Manufacturer:** *Kelly Moore*  
**Base:** Graystone | **Trim:** Loam  
*Visible at 4499 Sweetbriar Ct*



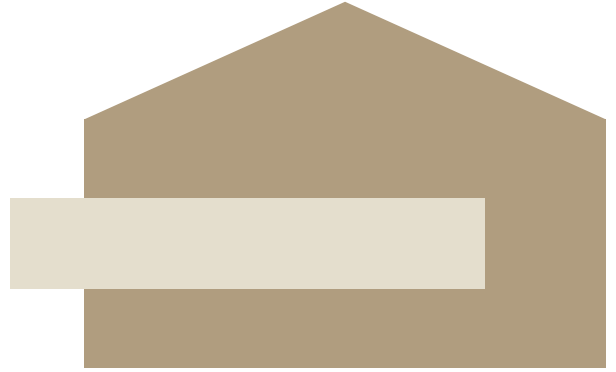
**Manufacturer:** *Kelly Moore*  
**Base:** Spanish Sand | **Trim:** Frost  
*Visible at 4422 Spoonwood Ct*



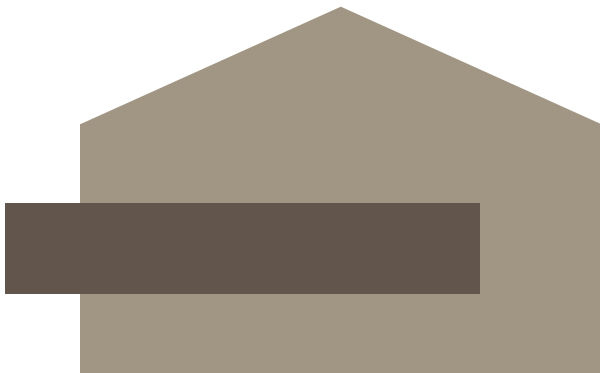
**Manufacturer:** *Sherwin Williams*  
**Base:** Sand Dollar | **Trim:** Marshmallow  
*Visible at 4486 Juneberry Ct*



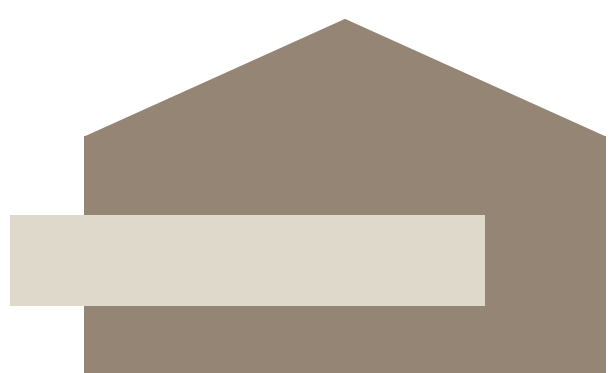
**Manufacturer:** *Kelly Moore*  
**Base:** Tranquil Taupe | **Trim:** Swiss Coffee  
*Visible at 4477 River Ash Ct*



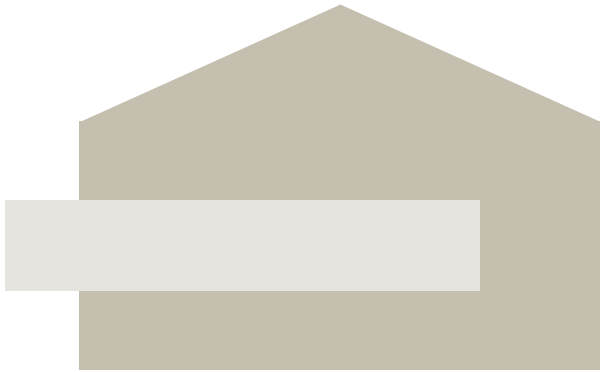
**Manufacturer:** *Kelly Moore*  
**Base:** Sand Pebble | **Trim:** Frost  
*Visible at 4499 River Ash Ct*



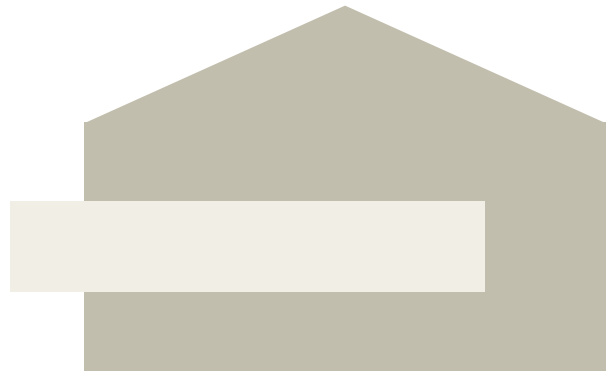
**Manufacturer:** *Kelly Moore*  
**Base:** Ironwood | **Trim:** Beaver Pelt  
*Visible at 4507 Candywood Ct*



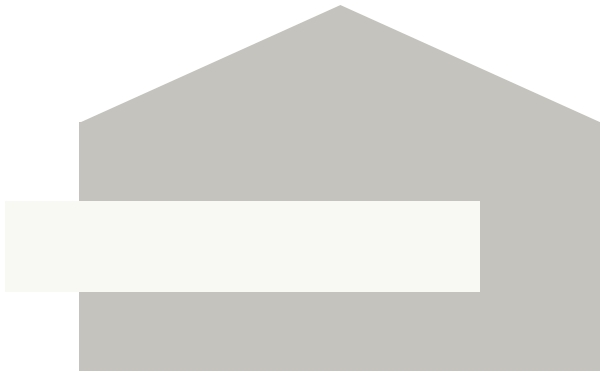
**Manufacturer:** *Benjamin Moore*  
**Base:** Kingsport Gray | **Trim:** Wind's Breath  
*Visible at 4396 N. Marsh Elder Ct*



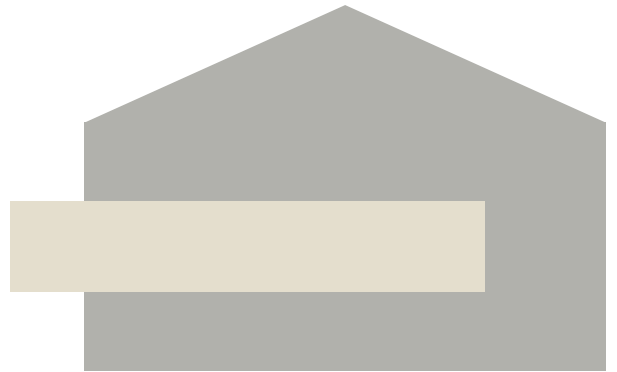
**Manufacturer:** *Coronado Paints*  
**Base:** Green Pebble | **Trim:** Chinese White  
*Visible at 4406 Sweetbriar Ct*



**Manufacturer:** *Kelly Moore*  
**Base:** Evening Dove | **Trim:** Swiss Coffee  
*Visible at 4477 Barberry Ct*



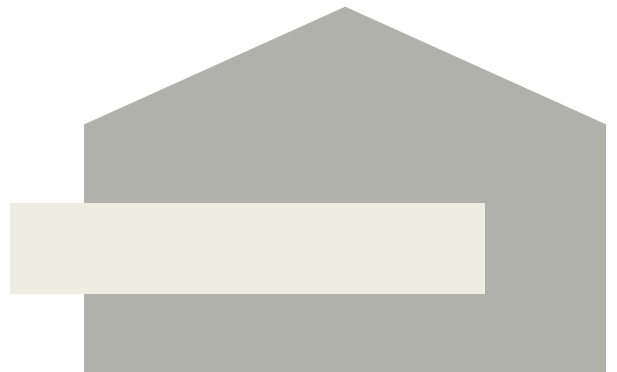
**Manufacturer:** *Kelly Moore*  
**Base:** San Francisco Fog | **Trim:** Whitest White  
*Visible at 4506 Candywood Ct*



**Manufacturer:** *Kelly Moore*  
**Base:** Plymouth Gray | **Trim:** Frost  
*Visible at 4412 Smoke Tree Ct*



**Manufacturer:** *Kelly Moore*  
**Base:** Plymouth Gray | **Trim:** Swiss Coffee  
*Visible at 4393 Arrowwood Cir*



**Manufacturer:** *Kelly Moore*  
**Base:** Plymouth Gray | **Trim:** Navajo White  
*Visible at 4412 Corkwood Ct*

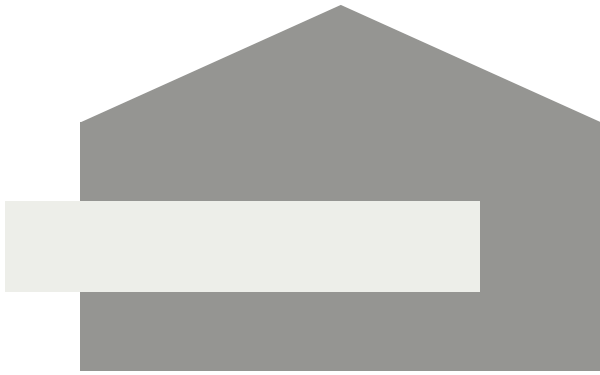


**Manufacturer:** *Kelly Moore*  
**Base:** City Tower | **Trim:** Volcanic Rock  
*Visible at 4420 Smoke Tree Ct*

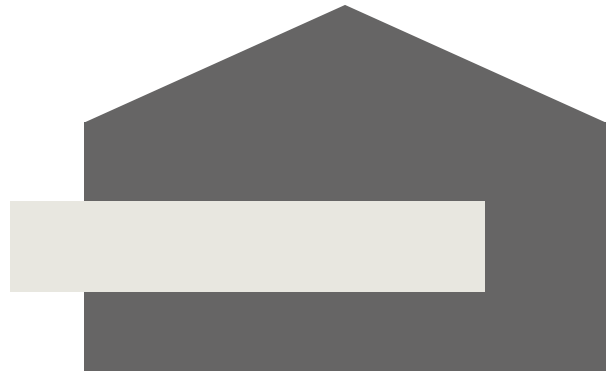


**Manufacturer:** *Kelly Moore*  
**Base:** Westwood | **Trim:** Swiss Coffee  
*Visible at 4482 Camstock Ct*

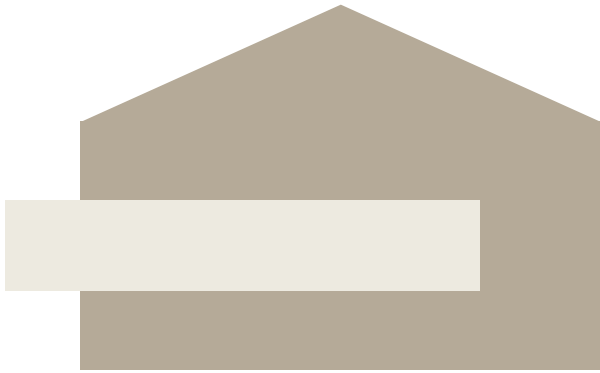




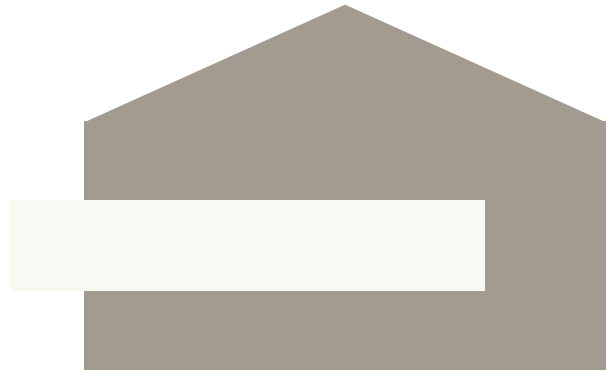
**Manufacturer:** *Sherwin Williams*  
**Base:** Summit Gray | **Trim:** Extra White  
*Visible at 4409 Smoke Tree Ct*



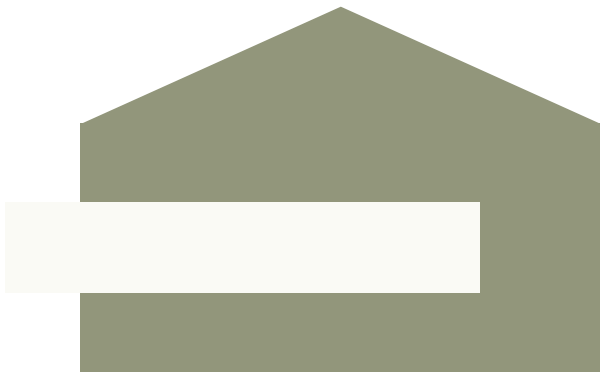
**Manufacturer:** *Kelly Moore*  
**Base:** Charcoal Gray | **Trim:** Super White  
*Visible at 4389 Arrowwood Cir*



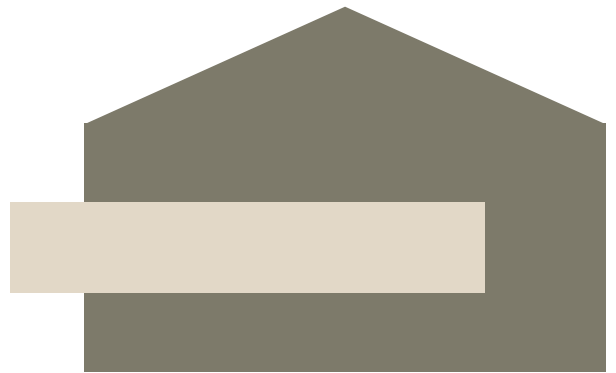
**Manufacturer:** *Benjamin Moore*  
**Base:** Finnie Gray | **Trim:** Swiss Coffee  
*Visible at 4495 Camstock Ct*



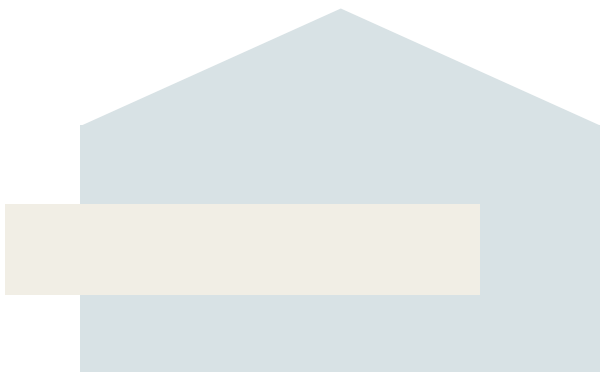
**Manufacturer:** *Kelly Moore*  
**Base:** Granite Cliff | **Trim:** Whitest White  
*Visible at 4676 N. Larwin Ave*



**Manufacturer:** *Behr*  
**Base:** Milkweed Pod | **Trim:** Pure White  
*Visible at 4394 N. Water Oak Ct*



**Manufacturer:** *Kelly Moore*  
**Base:** Mount Tam | **Trim:** Bone  
*Visible at 4391 N. Shellbark Ct*



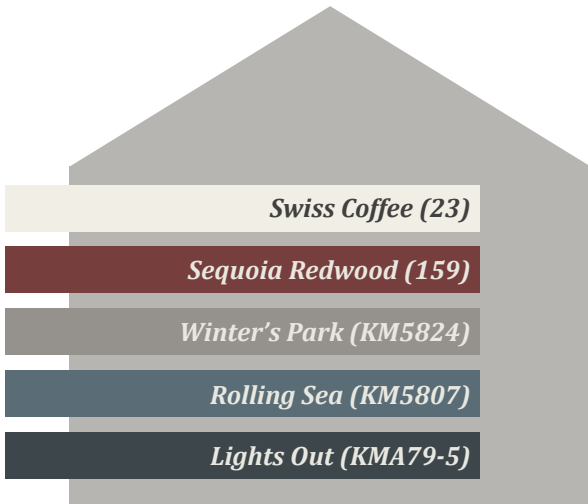
**Manufacturer:** *Kelly Moore*  
**Base:** Tahoe Snow | **Trim:** Swiss Coffee  
*Visible at 4396 N. Striped Maple Ct*



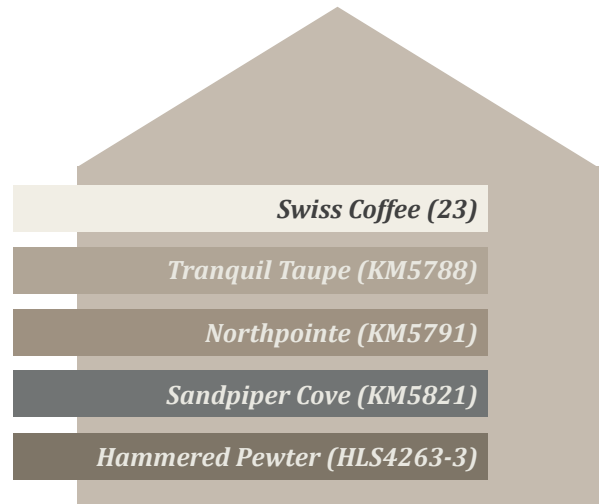
**Manufacturer:** *Benjamin Moore*  
**Base:** Wythe Blue | **Trim:** Timid White  
*Visible at 4414 Marsh Elder Ct*

# KELLY MOORE RECOMMENDED SCHEMES

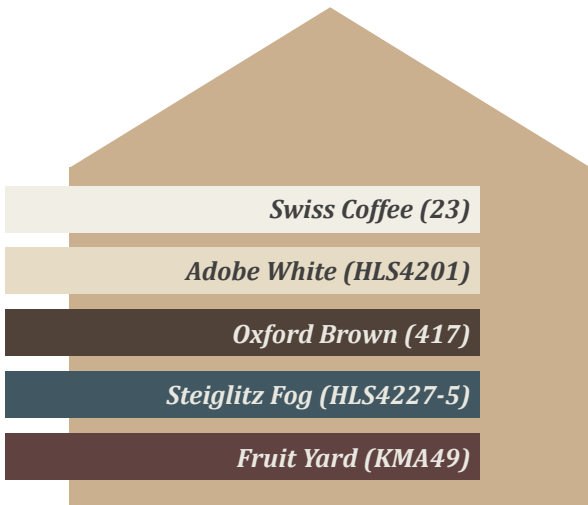
The following color schemes were recommended by a Kelly Moore representative who specializes in residential paint design, specifically for our community. You do not have to use Kelly Moore when choosing these colors. **You may use any brand you like, so long as the colors closely resemble the options below.** All color combinations listed below are pre-approved.



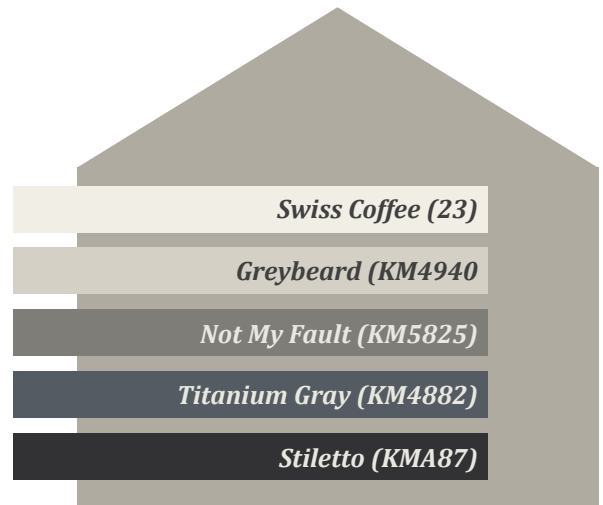
**Base:** *Mud Pots KM4900*



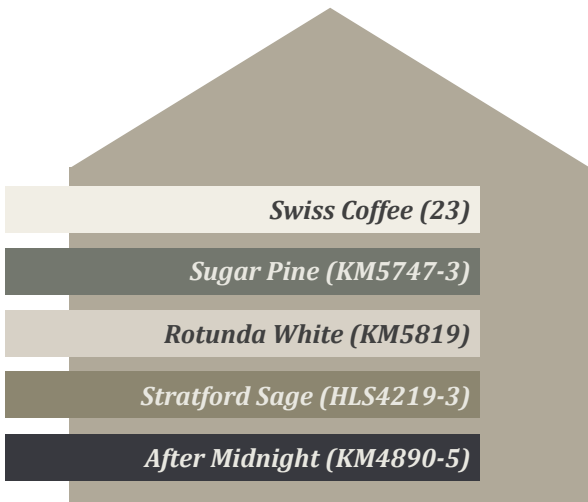
**Base:** *Sequoia Fog KM4935*



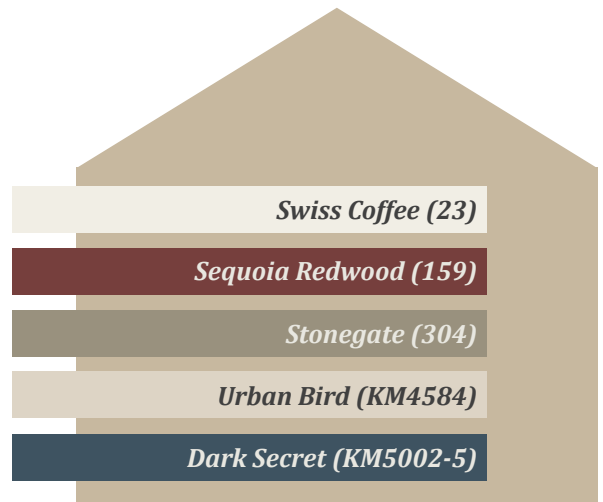
**Base:** *Spanish Sand 231*



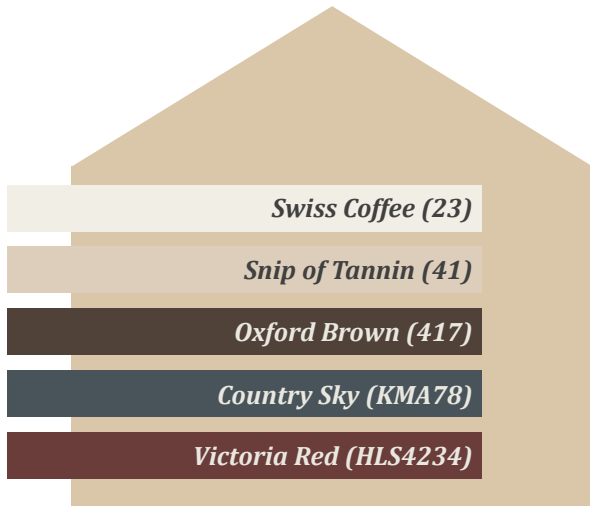
**Base:** *Big Band KM5828*



**Base:** *Greige (KM5767)*



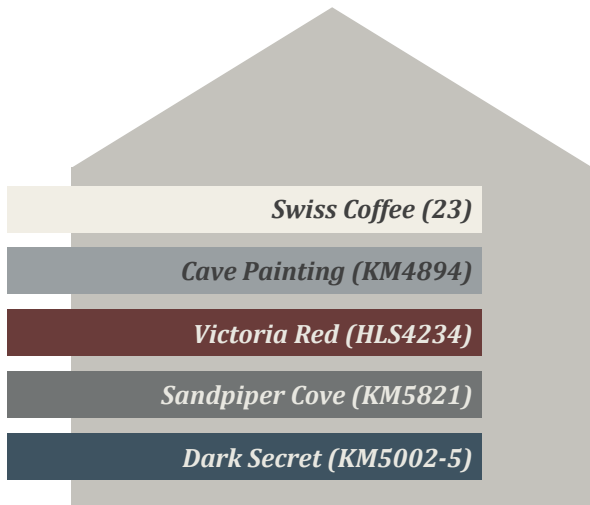
**Base:** *Graystone (230)*



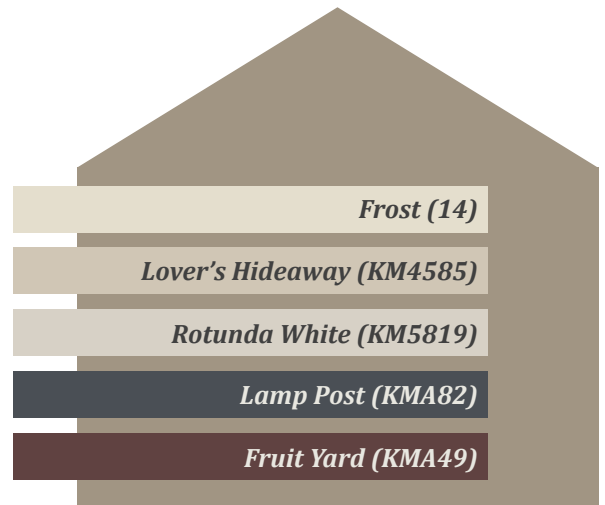
**Base:** *Mission Tan 301*



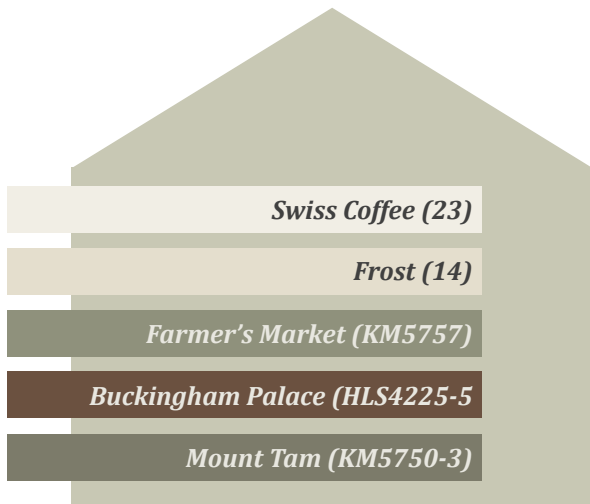
**Base:** *Navajo White 36*



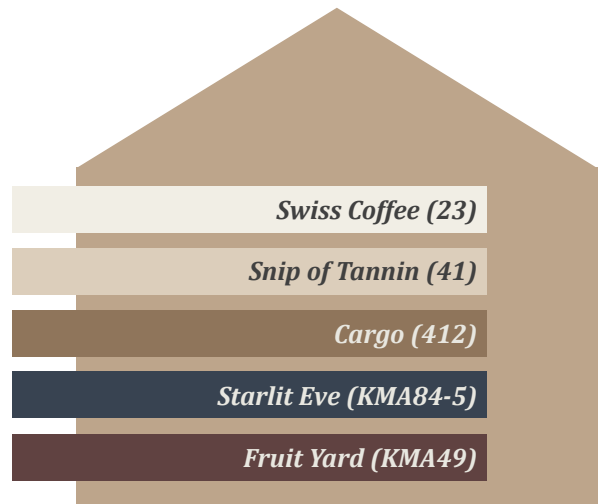
**Base:** *San Francisco Fog KM5822*



**Base:** *Ironwood 305*



**Base:** *Nature Spirits KM5752*



**Base:** *Oakwood 301*