

South Bay Exterior Paint Policy



South Bay Homeowners Association

The South Bay HOA has established a policy for exterior home color with the intent to ensure a refined, harmonious, and serene aesthetic and a high visual standard for our community. The policy will take effect immediately upon distribution.

The following guidelines are provided by the ARB and will be factors in the approval of a homeowner's color palette.

All South Bay homeowners must maintain the exterior appearance of their home in a clean and neat condition, including the repainting of exterior stucco, trim, gutters, downspouts, entry doors, garage doors, roofs, gates, mailboxes, and wrought iron.

All color changes to exterior surfaces including the body, trim, accents (e.g., shutters, decorative items), front and entry doors, garage doors, and roof require prior approval by the Architectural Review Board (ARB). The application form, which can be found on the South Bay website, must be submitted along with the respective paint chips and paint color name and numbers.

Homeowners are free to make their color choices for submission to the ARB. It is strongly advised, though, that homeowners consult a color expert at a local Sherwin Williams, Home Depot, or preferred paint supplier. A color consultant's guidance should help in avoiding many of the common pitfalls and missteps with color combinations and ultimately make the approval process more efficient.

The ARB recognizes that selection of a color palette can be a difficult process. Homeowners are encouraged to engage the ARB early on with any questions or clarifications that might make the approval process to easier.

What will be approved:

- Neutrals and muted tones are recommended as the predominant colors. White and gray are also considered neutrals.
- Using lighter or darker variations of one hue (or color) is recommended for a harmonious pairing of body, trim, and accents. (*See Note 1*)

- Yellow, pink, peach, apricot, salmon, and baby blue are acceptable provided they are sufficiently pale or toned down. (*See Note 2*)
- More latitude is given for the selection of the front door color. Complementary or analogous colors may be an acceptable.
- Either a warm OR a cool color palette should be utilized for predominant colors.

What will not be approved:

- Mixing warm and cool colors has a jarring effect and will not be approved. (*See Note 3*)
- Using a body color that is very similar in hue and shade to an adjacent house will not be approved by the ARB. (*See Note 4*)
- Bright, vibrant, vivid, saturated colors, particularly those in the warm color families, will not be approved by the ARB for any surface.
- Body and trim color should not be the same.

Note 1 - High contrast combinations are not recommended, however white and black or white and gray are acceptable high contrast pairings.

Note 2 – Other pastels such as turquoise, lavender, violet, and mint will not be approved by the ARB.

Note 3 - For example, a cool gray roof (bluish gray) combined with a warm gray body (brownish gray) looks unsettling and will not be approved by the ARB.

Note 4 – Even though the color itself might be acceptable, in the context of its surroundings, duplication of predominant colors creates a characterless and uninteresting aesthetic and decreases the value of the community. By way of example, imagine a street lined with all gray or all white houses.

