

# Hiller Highlands II

## Exterior Painting Requirements & Application Form

### Background

A Design Code was created for the rebuilding of Hiller Highlands II (HHII) after the 1991 fire. The Design Code included an approved exterior color palette of natural earth-toned colors in the warm range that maintained much of the original palette of Hiller Highlands II. The approved colors were based on Kelly-Moore paint and Cabot stain. Some homeowners believed that the approved color palette was monochromatic and institutional and wanted to change their color scheme when repainting. The Board approved these color schemes. In 2006 the Board decided to standardize on a palette of seventeen (17) Kelly-Moore natural earth-toned colors in the warm range and required the use of these colors.

### HHII Exterior Repainting Requirements

1. These Exterior Repainting Requirements are intended to maintain the natural earth-toned warm range palette while providing flexibility, allowing for homeowners' personal color preferences, and grandfathering past Board color scheme approvals.
2. Prior HHII Board approval is not required when repainting a home in its existing color scheme, like for like, if the color scheme was approved by the Board in the past.
3. Prior HHII Board approval is required when changing color scheme. Approval is requested by submitting the attached application form to the Board. Approval is automatic if preapproved colors are used and the trim requirements are met. If non-preapproved colors are proposed, samples of pre-painted materials must accompany the application form. The Board shall fairly judge a proposed color scheme and not unreasonably withhold approval. Realistically, the more a color scheme deviates from a natural earth-toned warm range palette the less likely it will be approved.
4. Preapproved colors are the 2006 color palette and listed below. Samples are available from the Board. These are reference colors. The use of Kelly-Moore paint is not required. Any paint manufacturer's product may be used. Paint stores have effective color matching systems, but require actual samples of the color to be matched.

**Preapproved Kelly Moore Colors:** 27 Bone; 213 Lemongrass; 216 Malibu Beige; 186 Keystone; 14 Frost; 197 Wood Moss; 217 Chadwick; 230 Graystone; 171 Sand Pebble; 196 Villita; 26 Oyster; 212 Saltillo; 231 Spanish Moss; 36 Navaho White; 412 Cargo; 228 Charro; KM3531-1 Home & Hearth

5. Trim colors should be lighter or darker than the field color, should not contrast highly with the field color, and shall not be white or black.
6. Failure to comply with these requirements may result in having to repaint your house at your expense.

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## Exterior Painting Application Form

TO: Board of Directors, Hiller Highlands II Association

FROM:

ADDRESS:

DATE:

I plan to repaint my house using the following colors:

Field Color:

Trim Color:

Preapproved Color: Yes\_\_\_ No\_\_\_

Comments:

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By HHII Board

Approved: \_\_\_ Denied: \_\_\_ Date:

Comments: