

## **Revision of Board Rules on the Use and Implementation of the Membership's Rule Adopting the Color Palette for use on All Exterior Home Color Schemes**

HRCA's membership overwhelmingly approved the adoption of a color palette in May 2017 by 77% of all members voting on the issue. The membership, by this action, approved a Rule which the only HRCA rule of higher authority is the Master Declaration. The membership clearly said they wanted the exterior color schemes of our single-family homes, villas and carriage homes to be of the latest popular colors, professionally selected. The information presented with the ballot to our membership is outlined below:

- Members who plan to repaint their home preferably should use colors from one of the 16 palettes which were on display and all of which were prepared by GMA Architects. Each palette was designed to give a homeowner a diverse selection of base colors with up to two trim color options. These palettes were created to allow for several different roof colors. Any homeowner selecting a proposed color scheme using the colors from a specific palette simply submits an application containing the color scheme they propose to use from a palette, which means they submit the color numbers on the application. These applications can be approved if they fully comply from the specific palette by the two co-chairs of the Architectural Review Committee (ARC).
- In the event the home owner would like to repaint using
  - their home's current color scheme,
  - colors from more than one of the approved palettes,
  - a color scheme which is not on the palette
  - submit a color for their front door not on the palette the base and trim colors are on
  - propose a base or trim color(s) which are more than one shade darker or lighter than the colors shown for a base and trim colors on the approved palette,

then an application must be submitted to the ARC with the color, including the number of the color for the proposed base, proposed trim color(s) and/or main front door color. The application will be submitted to GMA Architects, who were approved by the Board as the professional color experts for our community. They will review the request and if they do not agree with any aspect of the proposed color scheme they will work with the homeowners suggesting alternative base, trim or front door colors for their consideration. In the event GMA and the homeowner cannot come to an agreed color scheme solution quickly, then their recommendations will be transmitted to the ARC. The ARC can override the recommended option of color professionals by a super majority vote.

- Originally a nonrefundable fee of \$200 per request to use a color not on the approved palette was approved by the Board. During the implementation of the color palette with the above procedures outlined on the ballot, with procedures and cost of submitting an off the palette color selection to GMA fee by the Board in June 2017, we believe the fee for submitting an application to GMA for review and approval of non-palette color schemes needs to be adjusted as follows:
  - Using a base color from one of the approved palettes and a trim color(s) or front door color not on the palette, but from a different palette, the nonrefundable fee would be \$50.
  - In the event a homeowner wishes to use a base color or trim color(s) which are more than one shade lighter or darker than the approved palette then a nonrefundable application fee of \$50 will be charged.
  - Proposing to paint a home with an off the palette color scheme will have a nonrefundable fee of \$100.
  - To approve using a current color scheme on the homeowner's house, whether their house or an existing house has a non-palette approved color scheme, the non-refundable fee will be \$150, since in most every case it requires an onsite visit by GMA to look at the color scheme. However, if GMA bills HRCA for a lesser sum the difference will be credited back to the homeowner.
  - All fees will be billed to the member's club account.