

APPENDIX A - EXTERIOR PAINT POLICY AND INFORMATION

I. General

A. Color Scheme Framework

1. The 80 homes in Hiller Four are in groups of two, three or four contiguous units. Each group of units is referred to as a POD. The exterior color scheme framework is as follows:
2. Each POD is assigned a color scheme; A, B or C
3. Adjacent PODs are assigned different schemes
4. All units in a POD use the same stucco color
5. Contiguous units in a POD shall not use the same siding color. Accordingly, each unit in a POD is assigned a sub-scheme (A-1, A-2; B-1, B-2; C-1, C-2). Contiguous units shall not be assigned the same sub-scheme.
Homeowners can look up the color scheme assigned to their unit online by going to <http://www.hhiv.org> select “Architectural” and click on “Paint Scheme”.
6. Siding and trim paint is satin finish and stucco paint is flat finish. Railing paint is semi-gloss.

B. Repainting

1. Each unit is painted according to the scheme assigned to it and, when it is time for repainting, must be repainted according to the assigned scheme. In order to confirm the correct color scheme and avoid any misunderstanding about paint colors, any request to repaint the exterior of a unit must be reviewed and approved by the ACC before the painting commences.
2. The homeowner should notify the ACC chair of his/her intent to repaint well before the anticipated commencement of the painting work in order to allow time for the ACC to confirm/approve the correct color scheme and answer any questions the homeowner may have. The ACC can provide color sample cards to assist the homeowner and his/her painter. **IMPORTANT:** Repainting must not commence before the ACC has confirmed and approved the color scheme.

C. Paint Resource

1. The approved exterior colors for Hiller Four homes described below are on file at PPG Paints in Oakland. The paint product specified for the stucco, siding, and trim of the homes in Hiller Four is Fortis 450 (Flat finish for stucco and Satin finish for siding/trim). The paint product specified for the standard blue railing (Color code D-120 Ink) is Pitt-Tech Plus Interior/Exterior Semi-Gloss DTM Industrial Enamel, Deep Rustic Base, 90-1240. When purchasing paint from PPG Paints; homeowners and/or their painters should inform the salesperson that the paint is for a home in Hiller Four, and that the discount price is on record under the Hiller Highlands Four Association account.

2. The store’s location is: PPG Paints. 3356 Piedmont Ave, Oakland, CA 94611, (510) 547-4924. (Drive south on Broadway Ave to Piedmont Ave, which is one block past 580 freeway. Turn left on Piedmont Ave and go one block. PPG Paints and attached parking lot will be to your right side.)

II. Exterior Color Schemes – Stucco, Siding, Trim

A. Elements

1. Stucco Color – Each Hiller Four unit has surfaces at the base of the unit that are finished in Stucco. Each color scheme has an assigned color that is to be applied to the stucco surfaces.
2. Siding Color– The siding color in each color scheme is applied to the wood lapped siding, main garage door, etc.
3. Trim Colors - Applies to trim boards and cannot be the same as the color chosen for the siding. Trim includes: trim boards around garage door, other doors, and windows. It also includes vertical trim boards at corners of the unit, fascia boards on balconies, and wide horizontal trim board, referred to as a “belly band”, where the wood siding transitions to the stucco surface). NOTE: In order to minimize the visibility of utility closet doors, it is recommended that the trim around the utility door be painted the same color as the door, especially on uphill units where the utility closet door faces the street.

NOTE: Colors used for background shading on the tables below are for grouping clarity only. They are not actual accurate paint colors.

Stucco Color: Boulevard, G – 87	
A-1 Color Scheme	
Choose One Siding color A-1a or A-1b and one Trim color from the availability list:	
Siding Color A-1a: Oak Bark, G-99	Siding Color A-1b: Oxford Twill, 2W17-5
<i>Trim Colors available with A-1a Siding</i>	<i>Trim Colors available with A-1b Siding</i>
Oxford Twill, 2W17-5	Oak Bark, G-99
Quadrille, G-100	Quadrille, G-100
Sedona Beige, 2W18-3	Sedona Beige, 2W18-3
Boulevard, G-87	Boulevard, G-87

A-2 Color Scheme	
Stucco Color: Boulevard, G – 87	
Choose One Siding color A-2a or A-2b and one Trim color from the availability list:	
Siding Color A-2a, Quadrille, G-100	Siding Color A-2b, Sedona Beige, 2W18-3
<i>Trim Colors available with A-2a Siding</i>	<i>Trim Colors available with A-2b Siding</i>
Oxford Twill, 2W17-5	Oak Bark, G-99
Oak Bark, G-99	Quadrille, G-100
Sedona Beige, 2W18-3	Sedona Beige, 2W18-3
Boulevard, G-87	

B-1 Color Scheme	
Stucco Color: Dune Beige, G-102	
Choose One Siding color: B-1a or B-1b and one Trim color from the availability list:	
Siding Color B-1a: Maltese, H-32	Siding Color B-1b: Pebblestone Beige, 3W24-3
<i>Trim Colors available with B-1-a Siding</i>	<i>Trim Colors available with B-1-b Siding</i>
Pebblestone Beige, 3W24-3	Maison, H-33
Maison, H-33	Haze Green, 3W24-4
Haze Green, 3W24-4	Dune Beige, G-102
Dune Beige, G-102	Maltese, H-32

B-2 Color Scheme	
Stucco Color: Dune Beige, G-102	
Choose One Siding color: B-2a or B-2b and one Trim color from the availability list:	
Siding Color B-2a: Maison, H-33	Siding Color B-2b: Haze Green, 3W24-4
<i>Trim Colors available with B-2a Siding</i>	<i>Trim Colors available with B-2b Siding</i>
Pebblestone Beige, 3W24-3	Maison, H-33
Maltese, H-32	Pebblestone Beige, 3W24-3
Haze Green, 3W24-4	Dune Beige, G-102
Dune Beige, G-102	Maltese, H-32

C-1 Color Scheme	
Stucco Color: Sand Springs, H-42	
Choose One Siding color C-1a or C-1b and one Trim color from the availability list:	
Siding Color C-1a: Lone Prairie, H-39	Siding Color C-1b: Thornwood, 3W21-3
<i>Trim Colors available with C-1a Siding</i>	<i>Trim Colors available with C-1b Siding</i>
Sand Springs, H-42	Sand Springs, H-42
Thornwood, 3W21-3	Lone Prairie, H-39
Ancient Stone, H-40	Ancient Stone, H-40
Belmont Brown, 3W24-5	Belmont Brown, 3W24-5

C-2 Color Scheme	
Stucco Color: Sand Springs, H-42	
Choose One Siding color (C-2A or C-2B and one Trim color from the availability list:	
Siding Color C-2a, Ancient Stone, H-40	Siding Color C-2b, Belmont Brown, 3W24-5
<i>Trim Colors available with C-2a Siding</i>	<i>Trim Colors available with C-2b Siding</i>
Sand Springs, H-42	Sand Springs, H-42
Lone Prairie, H-39	Lone Prairie, H-39
Belmont Brown, 3W24-5	Ancient Stone, H-40
Thornwood, 3W21-3	Thornwood, 3W21-3

III. Other Exterior Elements (Railings, Doors, etc.)

A. Railings

1. The blue railing color is standard throughout Hiller Four. This color can be requested by the name, "Ink" (code D120) and is on file at PPG Paints with the other Hiller Four colors. The material is: Pitt-Tech Plus Interior/Exterior Semi-Gloss DTM Industrial Enamel, Deep Rustic Base, 90-1240.

B. Front Entry Doors

1. The approved standard for front entry doors is to use the stucco, siding or trim color used on the unit, or the blue railing color. If the front entry door of the unit has a different color or finish that was previously approved by the ACC it may be continued without further approval. If the homeowner is considering changing the front door color/finish to something other than the approved standard colors, he/she must obtain prior approval from the ACC. Address a note, including a color chip to, the ACC and drop in the Hiller Four mailbox at 30 Schooner Hill.

C. Main Garage Door

1. The main garage door is to be painted the same color as the color used on the wood lapped siding.

D. Other Exterior Doors

1. Other exterior doors including exterior side entry door to the garage, are to be painted the color used on the wood lapped siding.
2. The utility closet door and trim are to be painted to match the surrounding area, which is either the stucco or wood lapped siding color, depending on the unit design. NOTE: In order to minimize the visibility of utility closet doors, it is recommended that the trim around the door be painted the same color as the door, especially on uphill units where the utility closet doors face the street.

E. Chimney Cap/Downspouts/Roof Protrusions

1. The chimney cap/spark arrestor atop a chimney with a stucco finish is to be painted the stucco color.
2. The chimney cap/spark arrestor atop a chimney with a lapped siding finish is to be painted the color of the wood trim on which it is mounted.
3. Downspouts must match the color of the surface on which they are mounted. Depending on the particular unit design, the downspout may traverse mounting surfaces which are not all the same color; i.e., at a given point it may be mounted on a surface that is painted the trim color of the house (near eaves, for example), and then transition to the siding and then to the stucco surface of the unit. Therefore, at the points where the mounting surface transitions, the paint color on the downspout should transition to match.

4. All items protruding above roofs, such as plumbing vents, flues, etc., shall be painted to match the standard roofing color (Shadow Grey). This includes flat tar/gravel roofs.

F. Wires/Conduit/Other Components

1. Any wires (such as connections to a satellite dish) which run on the exterior surface of the home must be painted the same color as the surface to which they are mounted.
2. Any visible exterior conduit for a solar energy system installation must be painted to match the surface to which it is mounted. Depending on the particular installation, the run of conduit may traverse mounting surfaces which are not all the same color; i.e., at a given point it may be mounted on a surface that is painted the trim color of the house (near eaves, for example), and then transition to the siding and then to the stucco surface of the unit. Therefore, at the points where the mounting surface transitions, the paint color on the conduit should transition to match. Any portion of the conduit which protrudes or runs above the roof line is to be painted dark grey.
3. Any solar energy system components (circuit breaker box, inverter, etc.) that are mounted on the exterior of the home must be painted to match the surface on which they are mounted.
4. Any A/C system component (such as electrical switch box) mounted on the surface of the home is to be painted to match the surface on which it is mounted. Similarly the lattice surround for the A/C compressor must match the adjacent surface (this is usually the stucco surface).

G. Raised Wood Streetscape Planters (certain locations only)

1. The raised wood planters located adjacent to driveways or near the entry of some Hiller Four homes ("Affected Homes") were installed by the Association as part of the Common Area streetscapes. Periodic ongoing repainting and touch up of the planters is the responsibility of the owners of the Affected Homes. The planters should be painted the same as the wood siding color or the stucco color. Where the planter straddles the property line between two units, the planter should be painted the siding color of one of the two units (homeowners' choice) or the stucco color, which is common to all units in the same POD. Owners of Affected Homes who have questions regarding this requirement should contact the ACC.