

WALNUT CREEK MUTUAL 40

CHANGING THE PAINT COLOR OF A FRONT DOOR

Living in a planned community such as Rossmoor means respecting the need for harmony in both color and design within a neighborhood to help ensure that aesthetics and marketability are maintained.

In order for a homeowner to apply for approval to change the paint color of his/her unit's front door to an accent color, meaning a color different from the one that was used during rehab by the Mutual, it is necessary to first enlist agreement from the neighbors whose homes are adjacent to their unit or whose front entrance faces their unit, as determined by the board. A sample of the new paint color must be provided so that the neighbors can view the proposed new color.

If the homeowner is unable to obtain all of the necessary signatures due to unavailability of signatories, a refused signature, or a dispute, the board will have the final decision.

Once the necessary neighbor approvals are received, the form must be submitted to the Mutual's board for final approval and signature. A copy of the approved application will be given to the resident and a second copy maintained in the resident's MOD file.

An MOD Alteration application is not required. Changing the paint color of a front door in this way is considered an alteration and the door becomes the responsibility of the owner to maintain.

Painting must be done by a licensed painter or contractor.

This Policy refers ONLY to doors that are painted. This Policy does not refer to doors that are varnished or stained.

The Application Form follows.