



# CENTRAL PARKLANDS HOUSE COLOUR SCHEME

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Central Parklands is now a little over 12 years old and very few of the homes have been freshly painted and updated. You will be aware that the front of the fences have recently been painted to freshen them up.

At present the Central Parklands By-Laws prevent owners changing the colour scheme of their home without the approval of the Body Corporate Committee. However the committee is aware that over time fashions change and so do colour schemes.

With this in mind and acknowledging that the Body Corporate Committee has the authority to approve different colour schemes, a colour consultant was engaged to provide some more modern alternate colour schemes. The consultants brief however was to ensure that the new colours would continue to complement the existing house colours. In addition to the alternate trim colours there are also some alternate house colours should owners wish to repaint their whole house in a different colour. It should be noted however that adjoined villas in the complex must maintain an overall identical house colour as those they are joined to although trim colours can vary as they do now. Therefore any request to change the house colour (as opposed to trim colour) by adjoined villas must be a joint application by all owners.

Please note however that the new house colours and trim colours are only alternatives and owners are at liberty to retain and repaint trim or houses in their existing colour. In other words the new colours only extend the choices and do not replace existing colour schemes.

Some owners have also expressed the view that the Western Red colour which is on many fences and house trim is a little outdated. As such the new scheme provides some new alternate colours for Western Red fence trim provided that colour is also changed on the house trim.

The new colours are contained in a folder which will be retained at the office in the recreation centre along with the policy as to how the new colours can be chosen and approved. It may also be possible to obtain an electronic version of the colours for you to consider at your leisure at home provided you provide a memory stick for download. It is also possible to request the colour schemes as an email attachment.

The guidelines and policy for implementing the colour scheme is set out below. The committee however may change these guidelines from time to time depending on how the implementation progresses.



## **COLOUR SELECTION GUIDELINES & POLICY**

### **A**

The folder contains five basic house colours and for each of these five there are two alternate house trim colour combinations.

### **B**

Whilst the basic house colours each have two alternate trim colour choices, it may be possible to mix and match trim colours from a different basic house colour provided the basic colour is similar to your own house colour.

### **How to understand the Colour Folder.**

1. For each existing house colour there is a scheme one and scheme two. The two following pages in the folder then detail where each of those trim colours can be used with that house colour.
2. It may also be possible to mix and match colours between scheme one and scheme two within that basic house colour scheme.
3. As some of the existing basic house colours are somewhat similar eg. "Cotton Touch", "Beige Chalk" and "Athena" it may also be possible to interchange the scheme one and scheme two colours between these similar house colours.
4. It is possible for owners to retain one or more of their existing trim colours and substitute one of the new scheme colours for an existing colour provided it is used for the same trim part of the house it replaces.

5. There are several new basic house colours available and these can be identified in the right hand columns with ticks. Should one of these new basic house colours be chosen when an owner wishes to change the colour of their house then the scheme one and scheme two trim colours for that scheme must be used.

6. The Western Red colour on fences can be changed to either Woodland Grey or Black. However if a house has other Woodland Grey such as the colour of gutters then Woodland Grey must be selected. The same applies to Black. Further if there are other trim parts of the house which are Western Red such as shutters then they must be painted to match the fence colour.

7. Homes which are next door to each other cannot be painted with the same trim colours although if the basic house colours are the same then the owner can choose an alternate trim colour scheme from the same folder ie either from scheme 1 or scheme 2.

**8. All applications for changes to house or trim colours, even though contained in the new scheme folder, must first be approved by the Committee of Central Parklands Body Corporate (the Committee).** Such application must be in writing and must set out in detail each of the colours sought to be used and on what part of the house it is to be used and to include the reference to the existing base colour of the house.

9. The Committee's decisions in respect of all applications are final and binding on owners.

The Committee

Central Parklands

Body Corporate.