



Gossamer Cove Owners' Association Paint FAQs



1. Do I need to paint my home?

- a. To keep the aesthetic up and ensure proper protection, homes generally need to be painted every 7-10 years. If your home has never been painted, it is almost certainly time to paint. Take a look at your home and ask yourself whether the paint looks good – this will make it clear for most owners whether paint is needed. Keep in mind, when looking at your home to assess its paint needs, that it's likely that the surrounding neighbors will paint their homes and that, once painted, you may need to re-assess your home's needs.

2. What is the process for getting my home painted?

- a. Once you've determined that paint is needed, you'll want to review the Gossamer Cove Paint Palette and select a color scheme for your home. Be sure that the scheme selected is not already painted on homes immediately surrounding your home. When you've selected your scheme, complete the Architectural Application and return it to management (gossamercove@cjmasi.com). The manager will send the application to the Architectural/Design Review Committee and the Committee will review the application for approval and reply to you as soon as possible (but not more than 60 days from the date of submission).

3. Am I required to select one of the schemes from the Approved Palette?

- a. No. You may apply for whatever color scheme you'd like. When submitting, be sure to include the paint manufacturer, the manufacturer's name/code for each color and physical paint swatches for the colors selected. Also, be sure to clearly indicate where the color is to be painted by writing "Body," "Trim," "Garage Door," et cetera, on the swatches themselves or by providing a sketch indicating exactly what colors will go where. Note that, when considering your application, the Committee will be much more likely to "rubber stamp" approval on schemes selected from the

Approved Palette. That said, if the colors you've selected are complimentary to those in the Approved Palette, they may be approved for use, as well.

4. What if I am painting my home the exact same color scheme as it is currently painted?

- a. Owners who have the original color codes for their homes, and who choose to paint the homes the exact same color scheme as it is currently painted, may do so without submitting an architectural application. However, we must stress that, in order to proceed without an approval from the Committee, the paint colors must be an exact match and, should the Committee or Board ask, they must be provided proof that exact colors (and not approximate matches) were used. If you plan to have existing colors matched as closely as possible, please plan to submit an application. We have seen cases where owners have had colors matched and proceeded with painting and, not until the home was painted, was it evident that the match resulted in a very different color than the original. For the protection of the owners and to avoid the costly need to re-paint a newly painted home, then, the Board does require an application in these cases.

5. Will I be required to submit an application to the Redwood Shores Owners' Association, as well?

- a. If your home is visible from a lagoon area, RSOA may require an application. Any approvals issued by GCOA will be conditional upon securing RSOA approvals, as may be required. For more on RSOA requirements, contact The Manor Association, RSOA's managing agent, at 650-637-1616.

6. Is there a fee to submit an architectural application?

- a. No, there is no fee to submit an application to GCOA.

7. It's clear that my home needs painting – what is the deadline for painting?

- a. All homes in need of paint should be painted by September 30, 2019.

8. What if I cannot meet the deadline for paint?

- a. If you have a hardship, or another situation which will not allow for you to meet the deadline, please submit a request for extension of deadline to management. The request will be reviewed by the Board at its next regular meeting and you'll receive a response thereafter. You may also choose to attend a meeting of the Board and

request extension in person – if you choose this route, please be sure to advise management of your intent to attend the meeting so that the matter may be placed on the Agenda for discussion (as is required by law).

9. What if I simply don't want to paint right now?

- a. The GCOA Covenants, Conditions & Restrictions (CC&Rs) section 5.3 states, in part, “each Owner shall maintain and care for the Owner’s Lot, including the Residence, and other Improvements located thereon, in a manner consistent with the standards established by the Project Documents and other well-maintained residential areas in the vicinity of the Project and in compliance with Architectural Standards.” Owners whose homes are in need of paint (as determined by the Board of Directors) and who do not paint their homes by the deadline will be called to hearing before the GCOA Board of Directors after which owners may be fined (per the Violation and Fine Policy) monthly until their homes come into compliance.

10. Why is the Association enforcing painting of homes at Gossamer Cove?

- a. The Board of Directors is working very diligently to keep Gossamer Cove well-maintained. Our homes, and the Redwood Shores area, are located in one of the premiere real-estate zones in the country. The Board is tasked with ensuring that the aesthetics of the homes support, and bolster, their value and the value of the neighborhood, as a whole. The Board appreciates your understanding with regard to this important matter.

11. My question isn't answered on this FAQ. Now what?

- a. Contact management by phone at 925-426-1508 or by e-mail at gossamercove@cjmasi.com with any questions. This is a living document – we’re happy to update it with new FAQ’s as often as warranted.