

Coronado Ridge Neighborhood Association Board of Directors

Guidance to the Design Committee regarding paint colors in the Coronado Ridge subdivision – Unanimously approved on 9 November 2020

The purpose of this memorandum is to provide additional guidance to the community and the design committee with the desire of building harmony in design and thought within the community.

WHEREAS: Directed in the Covenants, Conditions, & Restrictions (CC&R) provisions dealing with the Design Controls shall not be altered.

WHEREAS: The CC&Rs outline that the goal of the Design Controls is to achieve a harmony of design within the Subdivision so that the reasonable expectations of Lot Owners regarding improvement and beautification of all property can be fulfilled for the benefit of all Lot Owners.

WHEREAS: The CC&Rs direct that the Design Committee does not seek to restrict individual preferences but avoid harsh contrasts within the Subdivision so that there is harmony between buildings and their sites, and among buildings themselves.

WHEREAS: A general design theme has been established for the Subdivision that includes such styles as traditional Southwest pueblo, contemporary Southwestern, Territorial, and Mediterranean, all in a color scheme from off-white to tan/beige.

WHEREAS: Examples of styles and features that will not be approved include extreme contemporary styles, styles that the Design Committee believes bear little resemblance to traditional Southwest design, minimalist styles devoid of Southwest features, and coloration that is predominantly dark in tone.

THEREFORE: Without changing the Design Controls, the board has provided these additional guidelines as a way of clarifying and expanding our interpretation of the general design scheme and color palette of off-white to tan/beige. Additionally, this guidance fills the void of differentiating between house, trim and accent colors.

1. While the design controls outline the main house color to be from the off-white to tan/beige color scheme, over the years several houses in the subdivision have been approved in desert earth tone colors, supporting individual preferences while avoiding harsh contrast and still supporting harmony. It is recommended that the Design Committee retain the latitude to interpret the wide-ranging tan/beige color spectrum consistent with natural desert colors.
2. Trim colors to include garage doors may expand the color palette into the southwestern, territorial & Mediterranean theme that is complementary to the main house color all while avoiding colors that are harsh and predominantly dark in tone.
3. Accent color of a deeper/rich southwestern color should be allowed when it complements the main & trim colors. Accent colors should be used sparingly to limited select items on the property. Example may include gates, columns, front doors etc.