



RIVER CLUB HOMEOWNERS ASSOCIATION

26 June 2017

To all Owners

Painting of Properties within the River Club

Within the terms of the Constitution and Design Manual all owners have a responsibility to maintain their property in a neat and tidy condition and in line with this requirement regular painting of the exterior of our properties is an ongoing consideration. Over recent years many properties have been redecorated, frequently using the same colour but on occasion changing the colour.

Whilst the choice of colour is to a degree a personal one some of those choices have resulted in question/comment over the acceptability within the laid down requirements of the Design Manual and the Trustees felt that it would assist all owners if there were some greater clarity on the matter.

Specifically, the Design Manual Para 4.2.2 states: -

“All external walls shall be white painted, but pastel colours will be considered. Samples must be submitted for approval”

Additionally, the Constitution Para 18.2.9 includes the following: -

“That no REGISTERED OWNER shall, without the prior written consent of the Trustees:

1. Alter the previously approved external colour scheme of buildings/structures erected on the ERF.....”

A cursory glance around the estate will confirm that over the years pastel colours have become the norm and the Trustees have no intention of seeking to change this. It is however clear that some guidance on the acceptability of a particular colour, in a factual way, rather than as a result of personal likes/dislikes would be of benefit.

Accordingly, they sought advice from the Consultant Architect and the Dulux Paint Shop. Both indicated that the most appropriate way would be to use the Light Reflective Value as a specific measure and the Dulux Shop provided the following definition:-



“Light Reflectance Value (LRV) is a measure of the reflective lightness or darkness of a colour. Colours which have the same hue-for example, sky blue and navy blue-are perceived as different blues because of their difference in light reflectance value. Basically, the lighter the colour the more light it reflects. Conversely, the darker a colour is, the more light it absorbs. A dark colour such as navy blue has low LRV”.

The LRV is measured on a scale up to a figure of 100, which would be white, and the advice is that a LRV of between 60 and 100 would be considered to be pastel.

Paint sample swatches, certainly those from Dulux, indicate the LRV and we ask that prior to submission of any request for acceptability of a particular colour owners ascertain and advise the Trustees of the figure to ensure that it is within the indicated range.

This does not mean that it will automatically be acceptable, nor does it mean that prior approval is not required, however should it be outside the range it is unlikely to receive sanction.

Any owner failing to seek and receive approval prior to painting their property may be required to repaint at their own cost.

The Trustees hope that this will assist owners in choosing their paint colour and to follow the procedure in obtaining approval from the Trustees when changing the colour of the paint.

We thank you for your co-operation regarding the above.