

# LA PASTORALE

HOMEOWNERS ASSOCIATION

## **PAINTING GUIDELINES**

**As accepted at the Annual General Meeting held on 21-05-2025 after the completion of the electronic voting**

**Municipal Reference – Erf 12913**

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## 1. **OBJECTIVES**

The intent of this document is to provide guidelines; it is not supposed to be a rule book where everything is set in stone. Things change over time. For example, when the guidelines were first published 25 years ago, all doors and windows had to be made of wood and painted white. Modernisation over time is a given, and this document should reflect that. The HOA should take cognisance of that.

Therefore, the objectives of the paint guidelines are:

- To maintain neighbourhood standards in order to support or increase property values
- To ensure an aesthetically pleasing environment

## 2. **GENERAL RULES**

- Before the outer walls of any house is painted in colours other than the existing colours, agreement for the colour scheme must be obtained from the La Pastorelle homeowners. The proposal will be circulated by the trustees to all homeowners to allow for objections from any homeowner.
- If 6 (10%) or more valid objections are received, the owner must submit another colour scheme.
- Touch-ups of existing colours are strongly encouraged to keep our neighbourhood well maintained. No prior permission or application is required.
- **External wall colours**
  - Must preferably reflect earth tones but may also be white.
  - The **definition** of earth tones are colours such as these:



or these



- Note that lighter shades of the above are also permissible.
- **Contrasting or Accent Colours**
  - Only two colours per property will be allowed, i.e. the wall colour and a contrasting colour. Boundary walls may be white.

- For houses painted in an earth tone, the contrasting colour must be either white, or one or two shades lighter or darker than the wall colour. It is strongly suggested that white is used as the contrasting colour.
- For houses painted white, wall mouldings (window frames) must also be painted white.
- Should a contrasting colour other than white be used on white houses, a shade of grey/black is preferable. For any other contrasting colour on a white house, consent must be obtained from La Pastorale homeowners through the proper procedure.

### **3. PROCEDURE TO FOLLOW**

When painting any house in La Pastorale the following must be done before painting commences:

- Complete the form on the next page – if required a hardcopy of the form may be requested by emailing [Painting@LaPastorale.co.za](mailto:Painting@LaPastorale.co.za).
- Email the completed form to Painting@LaPastorale.co.za. The trustees will distribute the request to all other homeowners of the La Pastorale Homeowners Association. A picture of the sample colour(s) should also be provided via the email.
- A block of the sample colours should be painted on one of the walls that will require painting so it can be reviewed for approval before the entire house is painted. If the block is not visible from the street, a contact number must be included to arrange for viewing.
- In addition, the trustees will send a La Pastorale WhatsApp Broadcast to notify homeowners of the email.
- Homeowners will have 7 days to lodge objections with a valid reason. Objections based on personal taste (such as I do not like pink) will not be deemed valid. The validity of an objection shall be evaluated by the trustees.
- The colour scheme will be deemed unacceptable if 6 or more valid objections are received within the seven-day time frame. The applicant will have to choose another colour scheme for the property.
- If no objection is received in writing (email), within the seven-day time limit, the application will be deemed approved.
- The trustees of the La Pastorale Homeowners Association will notify the homeowner of the outcome and, if the colours are approved, also email the completed form back to the homeowner.

### **4. FORM TO BE COMPLETED (SEE NEXT PAGE)**

- For white painted areas:
  - Simply list "white" in the appropriate block
- For colours that are not white, supply one of the following in the appropriate block:
  - A colour sample or
  - The name of the paint and the name of the colour e.g. Dulux Sandstone with the colour code
- For non-applicable areas, e.g. if your property does not have broekie lace, insert N/A

### **5. PERIMETER WALLS OF LA PASTORALE**

The Perimeter walls of La Pastorale must be painted white and maintained. The corner panel where the name appears (Perimeter wall adjacent to 29 Beethoven), must always be kept pristine (clean and white). This corner can be painted more often than the rest of the perimeter wall.

### **6. AMENDMENTS TO THE PAINTING GUIDELINES**

Any amendment or addition to the painting guidelines, may be effected by a Resolution passed by at least a TWO-THIRD (2/3) majority of the attendees and proxies, at a General Meeting provided that a quorum is present, after written notice thereof setting out such amendment or addition in full, has been given in the notice calling the meeting. The new rules will be applicable to all members of the association from the day the resolution is passed.

<b>Registered Owner of The Property</b>		
<b>Street Address</b>		
<b>Cell Phone Number</b>		
<b>Work Phone Number</b>		
<b>Home Phone Number</b>		
TO BE PAINTED	LA PASTORALE GUIDELINES	OWNER'S CHOICE
Broekie lace	White or the accent colour	
Burglar bars	White or the accent colour	
Doors	White or the accent colour	
Drain pipes	White or the wall colour or the accent colour	
Facia boards	White or the accent colour	
Garage doors	White or the accent colour	
Garden fences	White or the wall colour or the accent colour	
Garden walls	White or the wall colour or the accent colour	
Garden walls (coping)	Wall colour or the accent colour	
Garden wall on the Paradyskloof and Houtkapper street boundaries	White	
Gates	White or the accent colour	
Gutters	White or the accent colour	
Mouldings (walls and windows)	White or the accent colour	
Pergolas	White or the accent colour or natural wood	
Pillars	White or the wall colour or the accent colour	
Railings	White or the accent colour	
Pitched Roofs (For flat roofs it doesn't matter)	<ol style="list-style-type: none"> <li>1) A shade of grey, or</li> <li>2) Black if the walls are white and the contrasting colour is black, or</li> <li>3) Heritage green  <b>IF</b> House architecture style is "Kaapse Dorpshuis / Stellenbosch Slawehuis" <b>AND</b> House is painted white with Heritage Green as an accent colour           </li></ol> <p><b>NO EXCEPTIONS TO THE ABOVE 3 CHOICES WILL BE ENTERTAINED.</b></p>	
Security doors	White or the accent colour	
Walls	White or an earthy tone that is not overly bright or overly dark	
Windowsill (separate from the moulding)	The same colour as the moulding	
Window Frames	White or the accent colour	

Agreed by ..... on behalf of the trustees of the La Pastorale Homeowners Association

Date .....