

House Painting

1. Paint colors must be submitted to Paint Selection Committee prior to work starting.
2. The main portion of the house should be a neutral light tone that is in harmony with existing structures. Dark tones and colors are discouraged.
3. The trim and accent colors should blend and compliment the color of the main portion of the home and may include darker tones and colors.

Neutral Light For Exteriors

Neutral colors for the exterior of your home are tasteful, timeless and required by the Pioneer Trails Homeowners Association. Our commitment to neutral light colors for the main body of our homes works to create and maintain a distinctive style which harmonizes our community through a blended color scheme.

What is Neutral?

Most everyone agrees with what true red, green, blue, yellow, black and white are. But not everyone agrees on the subtleties of neutral.

One reason is that neutral colors have been evolving. And the “what is an acceptable neutral exterior color?” answer has been changing as Baby Boomers have become Elder Boomers and Generation Xers, Y-ers and now Millenials begin becoming homeowners.

It seems as if every designer and paint company has a different take on which colors might qualify as neutral. However, even though the category has widened, certain color rules still apply and can help you narrow down your paint color search to find a solution which meets Pioneer Trail neighborhood codes.

Traditional neutrals included colors which didn't fall into the standard color wheel families. This normally meant light brown and white tones. And you'll see these colors mentioned in the paint sample form which you must submit to the PTHOA ACC Committee before painting the outside of your house.

Why is Neutral Good For Neighborhood Exteriors

Neutral colors calm.

Vivid colors excite.

Neutral colors understate and create quiet energy.

Vivid colors which automatically draw the eye and create a loud or noisy energy.

There is a reason that vivid paint colors are called hot, loud, or angry, while neutrals are considered cool, quiet and calm. And there are practical reasons why homeowners and neighborhood associations choose quiet, neutral colors for the exterior of their homes.

Neutral paint combinations work to create a calming, comfortable and understated appearance to a home's exterior. They help make neighborhoods look calm, peaceful and even elegant. They also boost the desirability of neighborhoods and houses. Just ask a realtor. Experts in real estate repeatedly confirm that it is easier to sell homes with neutral exterior and interior colors than bright, vivid colors.

Neutral colors work well together. They help create an understated appearance which is time-tested and long-lasting.

History of Neutral

When the first homes were built in Pioneer Trails in the 1980s, exterior paint standards for elegant and desirable neighborhoods fell into combinations of light browns, taupes and off-whites. These subtle "no-color" colors were considered peaceful, earthy.

Gray tones, especially light gray, began to rise in popularity in the 1980s and 90s. These gray tone palettes were used in many affluent neighborhoods to create a sophisticated modern feel, especially when combined with white trim.

Over the past thirty years, hundreds of new neutral colors have been developed as softer, muted, lighter versions of traditional colors. These new neutrals are often complex palettes of white, brown and gray which have been mixed with blue, green, red and yellow primary colors to create new hues of neutral.

The new neutrals are rich in undertones but without the vibrance and loudness of the base vivid components. For instance, begin with true green, add a little red, yellow and a touch of white and black, and you end up with light olive. Or start with true green and mix in a little white and black and it becomes a soft gray-green sage. Both of these mixtures are considered a neutral because they are muted versions of the originals.

These neutrals work well together to create a bridge between the traditional cool and quiet neutrals and hot and loud vivid colors. You can find this new set of neutrals reflected in newer, more contemporary neighborhoods and housing developments because they reflect warm, soothing spaces which people love to inhabit.

Neutral Color Real Estate Strategies

Real estate developers and designers are using these new neutrals to position new planned communities and developments and give them a rich, comfortable, understated elegance. The real estate market has shown them that these color strategies give them a competitive advantage over older, beige-themed neighborhoods.

No one wants to have (or see) a house which sticks out like a sore thumb in the neighborhood because a color is too bright, dark or vivid. The Architectural Control Committee of the PTHOA is considering an expanded palette of neutral exterior colors to post on this web site. This color palette will assist and provide guidance for homeowners who need to select colors to repaint and update the outside of their home and ensure our homes continue to be a source of pride, fit into the character of the neighborhood and maintain the competitive desirability of Pioneer Trails.