

**PAINTING POLICY & GUIDELINES**

Date: 11-15-23

- 1. All COLOR CHANGES REQUIRE 2 COATS. The 2<sup>nd</sup> coat is at the expense of the homeowner paid directly to the Painting Contractor.**
- 2. With the new painting program, there is now a 6-year repaint cycle which replaces the old 4-year repaint cycle. This was done to help offset the increase in painting cost.**
- 3. If a resident does want to change the color of their home, they will select from the color palette that the Painting Committee has already developed. The new palette has 18 colors to select from. As stated previously, any color change requires 2 coats.**
- 4. With the new painting program, homes that are being painted each year are scheduled for painting on a street-by-street basis rather than the previous month-by-month basis. Homeowners will be contacted by the painter when their home is being painted.**
- 5. All porches, open and screened in, are to be painted by the contractor with the color being the same color as the existing color. This includes (open) porch railings.**
- 6. All enclosed (aluminum and vinyl panels, windows) porches are NOT to be painted. The only exception are those enclosures that have T1-11 or Masonite siding on the exterior bottom portion. These closed in porches/room are sometimes referred to as Lanai's.**

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- 7. Previously painted (by hand) front doors, garage doors, steel side access and rear doors are to be painted including doors with glass and screen storm doors in front of them. Colors are limited to 2 colors (body or trim color of house). Factory finished (powder coated) doors are **NOT** to be painted.**
- 8. Stained (actual or simulated wood grain) doors are not to be painted. If a homeowner wants a previously stained and/or clear coated door refinished, the cost is quoted by and paid directly to contractor. The same scenario also applies to painting over stained or simulated wood grain doors.**
- 9. Exterior paintable square footage is a totally different measurement amount than interior square footage (used in real estate).**
- 10. Gutters and downspouts are not being painted. If a homeowner wants to have their gutters and downspouts painted, they will have to discuss the price quote with the painting contractor. The cost is the sole responsibility of the homeowner.**
- 11. Decks, landings, and fences are to be painted the same color as the body or trim of the house. Top railings (usually 2' X 6') can be painted the trim color (of the house) if so desired. New deck boards or uncoated existing boards and railings, etc., require 2 coats. Rear fences (not privacy fences) can be painted with body or trim color.**

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**12. The Homeowner shall repair all WOOD, MASONITE, ENGINEERED WOOD, etc., on or before the date set by the Painting Committee so as to provide the proper condition of the house for the painting to be completed. Wood rot repairs are the complete responsibility of the homeowner. See options below:**

**a. Homeowner can have someone besides painter do the wood rot repair. One coat of finish color is to be applied over new bare wood, hardie plank, etc. which should be part of repair job.**

**b. When Painting Contractor does wood rot repairs, Painting Contractor is responsible for scheduling wood rot repair, painting of 1<sup>st</sup> coat of finish color, and final application to all exterior paintable surface area. Price for total (including the 1<sup>st</sup> coat) repair is to be quoted by Painting Contractor with the homeowner paying the contractor directly.**

**NOTE: When replacing rotten T1-11 type exterior plywood with new T1-11, complete top-to-bottom (vertical) replacement is less noticeable than “patching in” (horizontal) replacement. Keep in mind, that the adjacent existing T1-11 that is sound, has multiple coats of previously applied paint on it. This makes surface texture of newly installed T1-11 more noticeable.**

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**13. Inspections of homes by the Painting Contractor and then later by the Chairperson of the Painting Committee have been mandated by the HOA Board. The intent is that everything is verified and communicated. The goal is that all parties (homeowner, painting contractor, HOA) are all on the same page.**

**14. The purpose of the inspection by Painting Committee Chairperson is to verify inspections the painting contractor has done previously, verify colors, take pictures, and make any special notations as needed for each house. All inspection information, *Painting inspection Summary Report*, is to be emailed (or other means necessary) to the homeowner and the painter is copied on that report via email.**

**15. Homeowner is responsible for clearing away bushes, potted plants, etc. from perimeter of house so painters can have access to paint the house exterior. "Delicate" plants should be moved far enough away or covered so that bleach used in most all exterior cleaners does not harm them.**

**NOTE: Please refer to PAINTING PREPARATION & TECH SHEET which is available on our website: [summertrees3.com](http://summertrees3.com)**

**16. If a homeowner wants their soffit vents replaced, it is the responsibility of the homeowner. Homeowner to discuss price quote with painting contractor.**

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**17. Houses with VINYL SIDING will be completely pressure washed like all other houses that are being painted. The cost is included in the total painting price.**

**18. Any major repairs, OTHER THAN replacement of individual (decayed or rotten) pieces such as 1" X 4" trim pieces, individual deck boards, T1-11 sections, etc. need to be reviewed by the HOA BOARD-Architectural Chairperson. This includes replacement of any door, complete staircases (to decks) and also any modification that changes the dimensions of existing decks, and landings.**

**19. There are *Major Renovation Requests Forms* available at the clubhouse which have to be filled out and submitted to HOA Board. This process also applies to replacement of wood front porch railings with vinyl railings. Any structural or weight bearing (posts, etc.) that need repaired or replaced, the Architectural Committee will be notified. When in doubt, contact your Architectural Committee Chairperson and submit a *Major Renovation Request Form*.**

**Note: Wood rot and related issues are visually inspected and "suspect" areas are probed. Sometimes, however, there are areas that become apparent only after pressure washing or after removing rotten wood and then further wood rot is exposed.**

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**20. Any replacement of most all (steel side access, front, etc.) exterior doors, installation of new decks, change to dimension size of decks, etc. require a permit and approval from the City of Port Orange along with HOA BOD approval. It is the homeowner's responsibility to obtain permits from the city of Port Orange.**

**21. Sidewalks and concrete aprons are not to be painted or coated.**

**22. Previously painted and bare concrete patios can be coated by contractor (separate charge to be paid directly to contractor by home owner) or homeowner can apply proper coating. It should be noted that many concrete patio coatings have a Satin Sheen and can be slick to walk on when wet. This is dependent upon concrete surface texture (rough or smooth surface/finish). The lighter the color the more it shows dirt, stains, etc. Color choices are:**

- a. If the patio was previously painted, the same color can be reapplied.**
- b. Patios can also be coated in either existing trim or body color of your home.**
- c. Patios can be coated in a Light Gray, Medium Gray, or Darker Gray.**

**Note: Please refer to updated Painting Preparation & Technical Information document which is posted on our website: [summertrees3.com](http://summertrees3.com) (*Painting Concrete Patios*) regarding the gray colors and further important recommendations. Any technical questions, you can contact or visit Florida Paints on 3340 S. Ridgewood Ave. in Port Orange or email [yocumcycle@gmail.com](mailto:yocumcycle@gmail.com).**

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**23. Painting of all home exteriors is to be done only by our selected contractor, Professional Painting & Coating.**

**24. Front doors are to be painted the same color as the trim or the body of your home. Application can be done by contractor or homeowner.**

**25. Any policy violations, issues, and actions that are not adhering to published Paint Policies & Guidelines, and cannot be resolved by Painting Committee and/or Chairperson, will immediately be turned over for HOA BOD for review and further action. It then becomes a BOD issue.**

**26. Any questions, clarifications, and/or concerns regarding the Painting Policy & Guidelines and the new Painting Program in general, please email [yocumcycle@gmail.com](mailto:yocumcycle@gmail.com)**

**27. If there is any issue with painting process and/or Painting Committee that cannot be resolved by a phone call or email, the next step is for the homeowner to write a letter about the issue to the HOA BOD if they so desire. It then becomes a BOD issue.**

**28. All bare wood structures (fences, decks, enclosures, steps etc.) are too be painted including new wood. New (fresh) pressure lumber should have a moisture content of less than 15% before being coated. Bare wood requires 2 coats.**

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**29. All paintable square footage measurements are final.**