

Preston Falls Villas
Book of Resolutions Part 2., Item a,
Specification for Preston Falls Villas Stucco Paint and Trim Paint
Approved: 11/27/2012
Revised: 09/09/2015
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1. Background

The original “Westside” stucco was a “Sto” color that contained a lot more orange than our current stucco replacements. Over the years, the bleach used during our power washings and UV from the sun has lightened the original unpainted stucco and much of what has been added as replacement. The “Eastside” started out as a slightly different color than the Westside. Of late, individuals and paint firms hired to paint stucco have zeroed in on the Shell White based on our Bill Weathersbee’s logs and records. With the wide spread use of vinyl windows, plastic trim, and baked enamel garage doors, our trim has become a mixture of off-white and shell white. Standardizing on the 25% formula of Shell White for trim color will bring our non-painted trim and the painted trim into phase over time.

2. Specification

Stucco Paint shall be Sherwin Williams “Duration” exterior, architectural **satin** acrylic coating.

Base: Extra White K33W00251, 650405822

One Gallon Formula: Black 1/128, Maroon 1/128, Deep Gold 2/32 plus 1/64 plus 1/128

Name: Duron (917) Shell White

Trim Paint shall be Sherwin Williams “Duration” exterior, architectural **gloss** acrylic coating.

Base: extra white K34W00251, 650406390

One Gallon Formula: Raw Umber 1/64 plus 1/128, Deep Gold 1/64 plus 1/128

Name: 25% of the formula for Duron (917) Shell White in Duration **gloss**

Stucco Primer for unpainted masonry stucco should be Sherwin Williams Loxon Primer. Stucco that has been previously painted or original EFIS stucco material should not require a separate primer.

3. Definition of “Trim”

For the purposes of HOA communications, “Trim” includes soffit boards, non-vinyl (non-metallic) windows and doors, exterior supports for porches, exterior porch trim, step

risers, step stringers and hand rails, deck railings, hand rails, pergola, non-vinyl lattice and any non-stucco improvement added to the unit.

Trim surfaces will be free of dirt, fungus, mildew and pollen prior to coating. All new wooden or synthetic replacement trim material (excluding vinyl windows and baked metal finishes) will be properly primed per the specification, caulked and/or puttied prior to final coating. Coatings may be brushed, sprayed or rolled as appropriate, but; in all cases coating must be applied in professional “workman like manner” consistent with the trade and in accordance with the paint manufactures installation instructions. In the event the Homeowner uses a painter not provided by the HOA, that painter must provide proof of general liability insurance and workers compensation insurance. Painted trim material shall be maintained free of blisters, cracking and peeling and consistent with a like new condition. Painting will be performed in accordance with the specifications of this Resolution.

Note: Under no conditions shall rotten or deteriorating trim wood be covered with paint. Such material must be replaced, primed and coated. Hiding or failure to replace deteriorating trim components attracts termites and endangers adjacent Townhomes as well as the subject Townhome.

4. Deck Staining

The following are acceptable **colors** for staining new or freshly cleaned decks that are not in need of replacement:

1. Dovetail, color # 7018
2. Backdrop, color # 7025
3. Gauntlet Gray, color # 7019
4. Griffin, color # 7026
5. Well-Bred Brown, color # 7027

These are Sherwin Williams’s colors and are to be used with Sherwin Williams’s “SuperDeck” Solid Color” stains base.

Vertical surfaces – deck bands and step risers, and wooden lattice are to be painted as **Trim**, see above for paint specification.

Decks that are positioned on the ground with no space for lattice can have deck bands and step risers of the same color as the deck flooring.

Decks that are a few inches off the ground need PVC framed lattice panels’ installed with black fiber cloth attached to the reverse side preventing mice and other critters from nesting under decks. Usually the pine straw can be removed, leaving a workable surface area for lattice panel installation. Reference Book of Resolutions, **Part 2, Item c. - Specification for Preston Falls Villas Lattice Installation and Lattice Material (December 1, 2012) for lattice construction details.** Note: These small lattice panels should be constructed of non-rot/PVC material that is thin enough to allow fitment within the depth of the deck band. The “U” Lattice Cap material can be used to frame the lattice panels.

5. “Trex” Alternative to Stain Option

There are three “collections” of Trex that offer acceptable colors:

1. Warm Brown Color
 - Trex Transcend Collection - Vintage Lantern
 - Trex Transcend Collection - Spice Rum
 - Trex Select Collection - Winchester Grey
2. Cool Grey Color
 - Trex Transcend Collection – Gravel Path

Note: There are alternative decking systems to Trex that maybe used as well. Colors should closely match one of the Trex specified colors.

The riser and deck band material of Trex and similar deck systems typically offer trim boards in white to be used for deck band and step risers, etc. If these materials are unavailable, the Trex can be primed with “Cabot’s” special primer and then painted as trim.

6. Stucco Painting

Stucco must be painted every ten years (preferably at the time the trim is painted) to maintain uniformity of color and protection of the stucco substrate. In addition, painting the stucco and trim at the same time saves money on preparation and provides a more integral coating with better sealing of trim interfaces. If the stucco becomes discolored, stained, or faded; more frequent coating maybe required as prescribed by the BOD. Painting will be performed in accordance with the specifications of this Resolution. If stucco is repaired or expanded due to an approved modification to the lot or damage, the newly applied stucco must be painted in accordance with the specification.

In certain cases where the stucco appears well preserved and color correct, the Homeowner may petition the BOD for a committee review of the paint condition that would include the participation of a neutral paint professional. The decision of the committee will determine the paint schedule.