



Adult Three Home Owners Association, Inc.

SUMMERTREES III PAINTING POLICY & GUIDELINES

- 1. All color changes require two coats of paint.** The second coat is at the homeowner's expense and must be paid directly to the painting contractor.
- 2.** Under the new painting program, the repaint cycle has been extended from four (4) years to six (6) years. This change was made to help offset increased painting costs.
- 3.** If a homeowner wishes to change the color of their home, they must choose from the color palette approved and developed by the Painting Committee. The palette currently includes 18 colors. As stated above, any approved color change will require two coats of paint.
- 4.** Under the new painting program, homes are scheduled for painting on a **street-by-street basis**, rather than the previous **month-by-month** schedule. Homeowners will be contacted by the painting contractor when their home is scheduled.
- 5.** All porches—open or screened—will be painted by the contractor using the **existing porch color**. This includes open porch railings.
- 6.** All fully enclosed porches (including those with aluminum or vinyl panels or windows) are **not** to be painted. The only exception applies to enclosed porches or lanais that have T1-11 or Masonite siding on the lower exterior section. In those cases, only the siding portion is to be painted.
- 7.** Previously hand-painted garage doors, steel side access doors, and rear doors—including those with glass or with screen or storm doors in front—are to be painted. Door color is limited to one of two approved choices: the house body color or trim color. Factory-finished (powder-coated) doors are **not** to be painted.
- 8.** Homes with a front door currently painted in a color that is different from the house body or trim will not have that door painted in the same color by the painting contractor. If a homeowner wishes to change the existing front door color, the proposed color must be submitted to and approved by the HOA Board of Directors prior to painting. Monochromatic (tone-on-tone) colors are recommended. After Board approval, the homeowner is responsible for purchasing and applying the approved paint (color).



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9. Stained doors (actual wood or simulated wood grain) are not to be painted. If a homeowner wants a previously stained or clear-coated door refinished, the contractor will provide a quote, and the cost will be paid directly by the homeowner. This same process applies if a homeowner requests painting over stained or simulated wood grain doors.

10. Exterior paintable square footage is measured differently from interior square footage used in real estate listings. These measurements are not comparable.

11. Gutters and downspouts are **not** included in the painting project. If a homeowner wishes to have their gutters or downspouts painted, they must contact the painting contractor directly for pricing. All costs associated with this work are the sole responsibility of the homeowner.

12. As called out in our Covenants & Restrictions: "**Exteriors of units shall be maintained and repaired by the owner of record of each unit.**" The policy of the painting committee is: **wood rot and other exterior repairs are the complete responsibility of the homeowner.**" The following two documents: 1) PICTURES AND COMMENTS and 2) INSPECTION SUMMARY (Report), are to be emailed (or other means necessary) to the homeowner and the painter is copied on that report via email.

If the homeowner chooses to have their own contractor perform the required repairs, they have 30 days from the date of the Inspection Summary to complete all wood rot and other exterior repairs. This requirement ensures the home is in proper condition for painting and helps maintain the overall painting schedule.

a. Homeowner has the right to hire a contractor of their choice to do the repair work. Part of the required repair is the application of 1 coat of the respective finish color over new bare wood, Hardie plank, etc. for exposure protection. Any agreement, dispute, pricing and payment issues, scope of work and all related issues regarding exterior repairs is a private matter between homeowner and contractor.

b. Many homeowners to date have had wood rot repairs completed by our painting contractor, Professional Painting & Coating. Any disputes or issues regarding repair work will be handled as outlined previously in Section 12a. If a homeowner chooses to



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have Professional Painting & Coating perform the repairs, the scheduling of those repairs will be managed by Professional Painting & Coating.

c. Please notify the Paint Committee Chairperson at hoa.summertrees3.com whether the homeowner will be completing the repairs independently or will be using PP&C for the repairs.

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

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*, 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

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 the replacement of individual decayed or rotten pieces such as 1" x 4" trim boards, individual deck boards, or T1-11 sections—must be reviewed by the HOA Board Architectural Chairperson. This includes the replacement of any door, complete staircases (to decks), 4" x 4" exterior posts, and any modification that changes the dimensions of existing decks or landings.

19. There are *Major Renovation Requests Forms* available at the clubhouse and the website 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.

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. Clear sealers must be reviewed and approved by paint committee.

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:



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If the patio was previously painted, the same color can be reapplied.

Patios can also be coated in either existing trim or body color of your home.

Patios can also be coated in a Light Gray, Medium Gray, or Darker Gray. These colors have to be approved by BOD.

Note: Please refer to updated Painting Preparation & Technical Information document which is posted on our website: 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.

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

24. 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.

25. Any questions, clarifications, and/or concerns regarding the Painting Policy & Guidelines and the new Painting Program in general, please email hoa.summertrees3.com

26. 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.

27. 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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28. All paintable square footage measurements are final and not up for discussion. This is the 1st time that homes were actually and physically measured. Previous to that, paintable surface area square footage was projected.

29. During the actual process of painting a residence, any issues or questions that arise should be first directed to Patrick of Professional Painting & Coating at 386-427-6177 or email: ppc1974@aol.com.

30. The same scenario (item #29 above) applies to any wood rot repairs, etc. and related issues where Patrick of Professional Painting & Coating is doing that work.

31. Any homeowners that have Masonite siding should be aware that Masonite siding is no longer manufactured and also there was a class action law suit involving Masonite where claims had to be submitted by 2007.

32. If homeowner(s) in a multi-unit building (duplex, triplex, quad) want(s) to change the color, **all** homeowners of that particular building need to sign a form provided by painting committee. It is then sent to HOA BOD for approval. As stated before, color change requires 2 coats.

33. Vinyl trim and siding is not to painted.

34. Despite initial appearance, many homes have different exterior paintable square footage which primarily resulted from original homeowners making changes while homes were being built.

35. Homeowner is required to allow Painting Contractor to use electric outlets (power tool) for repairs and water spigot (hose bib) for pressure washing.

Note: The name of a specific color does not necessarily indicate what the color actually looks like. For example, *Swiss Coffee* (older color) is actually a light "off white" color. Also, *Dove* is actually a dark brown color.