

SRCA AND HOMEOWNER RESPONSIBILITIES FOR PAINTING

2 October 2019

BOT Approved as a guide 9 October 2019

The following outline summarizes the Painting responsibilities of the SRCA and of the Homeowner. This is not absolutely definitive but is a guide. More details can be found on the Spinnaker Ridge website by “clicking” on the ARCHITECTURE tab and then selecting the SRCA AND HOMEOWNER RESPONSIBILITIES FOR PAINTING link. Determination of specific instances will be made for simple questions by agreement between the Homeowner and the paint project manager and for more substantive issues by the Architectural Committee or the Board of Trustees.

The **Spinnaker Ridge Community Association will be responsible** for everything that is to be painted either the base or trim color and as delineated below:

1. Preparation to paint that includes: power washing, minimum caulking, limited scraping and priming, and taping/masking.
2. Paint for body of home and trim using SRCA approved brand and palette.
3. Painting one coat of base color on the basic home.
4. Painting one coat of trim.
5. Painting or staining the front door(s). If the Homeowner chooses one of the colors from the SRCA palette, SRCA will provide the paint. If the Homeowner wants a different color they need to provide the paint at their expense, the SRCA will still pay for the painting.
6. Painting garage door and all other doors either the base or trim color.
7. Painting the arbor that is part of the home.
8. Painting downspouts & gutters.
9. Painting “pony walls” for decks abutting two homes.
10. Painting deck railings and balusters (verticals).
11. Painting stair risers and fascia boards around decks.
12. Painting latticework below decks.
13. Painting non-metallic fences. See Amendment to Painting Guidelines in Painting Guidelines for Homeowners.

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14. Painting benches and flower boxes associated with decks.

15. Painting house numbers either black or the base or trim colors.

The **Homeowner is responsible** for all exterior home maintenance over and above what is normal painting preparation. This will be identified through inspection early in the painting cycle, examples below:

1. Extensive scrapping, sanding, and priming of damaged paint or wood beyond normal preparation.
2. Extensive repair/replacement of caulking beyond normal preparation.
3. Residing of part or of the entire home.
4. Removing and replacing rotten, cracked, or damaged siding and trim.
5. Repairing or replacing damaged, rotten, or rusted doors.
6. Priming replaced siding and trim. Even “pre-primed” materials require either priming or an extra coat of paint. SRCA will only pay for one coat of paint, so a second coat will be at the Homeowner’s expense.
7. Painting more than one coat of paint.
8. Paint, if the Homeowner wants to use a paint brand or type other than what the SRCA selected for the community; the Homeowner must get AC approval of the paint to insure it at least meets the quality of the SCRA selected paint. The Homeowner then purchases the paint and SRCA will reimburse for the cost up to what the SRCA would have normally paid.
9. Deck and stair surfaces.
10. Siding below deck, is not normally repainted as it is protected from the weather.
11. Any exterior decorative artwork, planting pots, etc.
12. Painting of vents and exhaust pipes on roof.