

Painting and Roofing Requirements. (rev. January 2022)

AUTHORITY. Covenants and Restrictions 6.1 (a)

"Owners shall use only roof materials, paint, and stain colors approved by the Association when performing repair and maintenance, or when repainting or staining the exterior of their Units."

An Architectural Review Board Form is required to be submitted to the Board for approval prior to house painting or re-roofing. The form must show the proper shingles or paint. Proof of final painting must be sent to the H.O.A, President.

PAINTING.

REQUIREMENT. Members who use a commercial painter MUST provide a copy of their paid statement showing the name of the painting company, the name of the customer with address and the quantity in gallons and names of the paints used (e.g. Seagull). Members who paint themselves must provide a copy of the paint sales receipt showing the quantity in gallons and names of the paints used.

Whether you hire or feel up to doing it yourself, please make sure rotten wood is replaced so as to eliminate the invitation of Termites and Carpenter ants. Pressure wash and caulk prior to painting. ALL SIDES plus, chimney cap, courtyard walls, trim, garage, front doors, storage doors, drip edge (if you've recently had a new roof completed - the drip edge needs to match your trim color) gutters and downspouts are to be painted. Front doors, gutters, downspouts, fascia board, header board and drip edge should match the trim color. Florida Paints (64 Blanding Blvd. across from the Mall) has the CORRECT paint formula. Each owner in the building must paint the same approved color unless a request signed by all owners is submitted and approved by the Board.

Painting is to be completed every seven years. Next paintings: Wells Landing Dr. 2022, Willow Oak Ln. - 2023 and Pine Forest Tr. - 2024. Exterior Paint Colors are:

Flat: Seagull (formerly wells Landing Gray), Beachwood or Fawn
Satin Trim: Alaska White or Newport Blue

ROOF SHINGLES.

In March 2017, the H. O. A. Board approved the following architectural shingle color options: GAF Barkwood, Certainteed Heather Blend and Certainteed Burnt Sienna. All roofs in the same building MUST be the same color.