

Maintenance of home exterior

Reference: CC&R Para . G.1.4 and 6.25

R &R recorded 5/27/2014 Para 1

Each year a number of homes shall be identified by the Architectural Control Committee (ACC) for inspection to determine the need for repair. The ACC shall also maintain a log of homeowner requests for repair of exterior problems. This shall include all stucco areas of the home and all wood areas such as fascia, soffits, and trim.

Guidelines for stucco inspection.

The front of the unit (facing the street) shall be maintained to give the appearance of being as originally built. The balance of the unit may be patched but trying to maintain the color and texture of the wall.

1. Any cracks or penetrations that extend through the stucco are unacceptable and must be repaired by an approved stucco contractor.
2. Cracks at the top of the stucco where it meets the soffits shall be repaired by sealing the crack with silicone caulking and painting to match the color of the soffit. (By an approved contractor)
3. Water stains, discoloration and scuffing of the stucco are considered as being acceptable.

Guidelines for paint inspection.

The soffit, fascia and trim shall be inspected, also the wood area around the garage door. The following conditions shall be reported: gaps exceeding 1/8", loose or flaking paint and areas of discoloration. The repairs shall be made using the same brand and color as the original by an approved contractor.

Review and approval

The inspection reports shall be submitted to the architectural control committee for review and approval. Upon approval the contractor shall be requested to prepare an estimate for the cost of listed repairs. The contractor bid shall be reviewed by the ACC and with their approval be submitted to the board. The assigned representative of the ACC shall review the completed work by the contractor and if acceptable authorize payment by forwarding the statement to the financial secretary.