

**House Painting**

The Declaration of Covenants, Conditions, Restrictions and Dedication of Easements for the Whispering Meadows Homeowners Association states that the Annual Assessment to Homeowners will be uniform for all owners of duplex units in Phase I and II, and uniform for all owners of villas in Phase III. (Article 5, Section 4)

The Covenants further state that the Homeowners Association will be responsible for the “exterior building surfaces” or painting of the town homes. (Article 7, Section 2)

The early design of the town homes anticipated that they would all have similar or equal surfaces to be painted and thus a uniform rate was justified; however, as the development of the community progressed, the exterior square footage to be maintained increased as buyers decided to add walk-out basements, screened-in deck area, and other variations from the basic design. The later addition of villas in Phase III further added to the divergent surface to be maintained, and even within the villa design there developed significant differences in area. For the most part, if not in all cases, the difference was the choice of the buyer/owner and properties were sold at a price that reflected these differences.

As we approach the time for beginning a painting cycle for homes throughout the community, our concern has been for a fair and equitable assessment to meet the house painting costs. In order to implement this policy, it will be necessary for the homeowners to approve the following Special Assessment to be applied each year to those homes that are scheduled for re-painting. (Article 5, Section 3)

The committee delegated to residence maintenance will select in Phase I and II a townhome unit that shall be identified as the “standard” home. Painting bids will be received on the standard home each year and bids will be received on the homes to be painted that year. The difference in cost between the “standard” home and the specific home to be painted will become a special assessment to the homeowner at the time the townhome is painted. A similar plan will be followed in Phase III with the selection of a “standard” home and the calculation of any additional cost for each home to be painted. This difference will be paid as a special assessment by each homeowner at the time their townhome is painted.

Approved by the Board of Directors June 25, 2003

Revised and Approved by the Board of Directors January 16, 2006

Policy Revised and Addendum Added and Approved by the Board of Directors November 18, 2013

Policy and Addendum Revised and Approved by the Board of Directors June 15, 2015

Addendum Revised and Approved by the Board of Directors November 16, 2015

Addendum Revised and Approved by the Board of Directors November 21, 2016

## **Addendum to Whispering Meadows Board Policy No. 502-1116**

### **Exterior House Painting**

The exterior of each building will be painted within a ten-year cycle, beginning with the cycle anticipated to commence in 2021 for Phases 1 and 2, and the next cycle thereafter for Phase 3. The cost shall be determined by using a standard unit as a base for the Association Budget and the owner paying any cost over the standard upon completion of the painting.

The following specifications will be required:

All painting procedures shall be supervised by the Association Maintenance Manager or other person designated by the Board of Directors.

The contractor will submit all required licenses and insurance information with their bid.

Each unit will be painted with one top coat and an approved primer on all bare wood surfaces.

Our recommended paint is Moore's Regal Select Highbuild low luster latex paint, and Moore's best recommended primer, for our buildings, will be used.

All wooden areas of each unit will be painted including the siding, fascia, soffit, chimney, trim, and other wooden areas not listed but will NOT include the deck and stairs.

All concrete on each unit will be painted at the same time as the wooden areas.

The color of all exterior doors on the side or back of each unit will be painted to match the rest of the building or be painted white. The only change in color will be to match the rest of the building.

All white EIFS will be painted to match the white trim on each unit.

Any and all other areas needing to be painted shall be listed and included in the bid.

The color of each building shall be matched with the existing/original color and approved by the inspector.

Before any paint is applied all four sides of each building including the guttering shall be power washed, loose paint scraped off, and any open joints or seams will be caulked using a high quality paintable caulk.

All siding, trim or EIFS needing repair will be inspected and assigned as either Association or Unit Owners responsibility. All work will be performed by the Maintenance Manager and completed before that area is painted. Repairs will be billed to the Association when they have been completed and inspected. Areas assigned to the Owner will then be billed to that Unit Owner.

Areas assigned to the Unit Owner are but not limited to the following:

All doors and windows,  
Termite Damage,

Ant Damage,  
Bee or Wasp damage,  
other pests such as birds, raccoons and possums.

All rusted gutter screws on the front of each building will be replaced.

Extra areas or add ons to the specified areas, such as coverings over decks, will be listed and included in the total price.

The paint will be applied with high quality brushes and rollers.

If requested by the Board airless spray bids may be accepted.

The contractor shall provide the Association with the amount of caulk and paint, including the paint code, used on each building.

Left over paint will be stored in the Association garage, labeled with the paint code and address(es) where used.

Completion will be approved by the Inspector and a report sent to the bookkeeper to authorize payment to the Contractor.

A partial payment for supplies may be made prior to painting each unit. This will be avoided if possible and will not be a common practice.

The attached format will be used as a minimum for bid presentations.

When signed and dated by the Contractor and the Association President, this document and the attached bid sheet become the contract governing painting of the specified unit addresses.

Agreed to and signed this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

\_\_\_\_\_  
WMHOA President

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Company Name

