

PAINT CHANGES INSTRUCTIONS AND CONSIDERATIONS

- 1) The owners will be contacted by the painter prior to painting and they need to inform Brogan of colors chosen. The HOA will contact the painter, as well.
- 2) It is assumed the owners have tested the colors on the home. Once painting commences any color changes will be at the cost of the owners.
- 3) Items to specify the color to painters and should be the same on each villa when possible:
 - a) Window frame and sills (front side only)
 - b) Trim around windows
 - c) Garage door
 - d) Garage door trim
 - e) Garage door decorative trim
 - f) Guttering
 - g) Front door
 - h) Front door trim
 - i) Rear door
 - j) Rear door trim
 - k) Any specialty accent trim
 - l) Decorative front porch posts
 - m) The painters do not paint metal handrailing or decorative porch railing.
- 4) It is up to the owners to coordinate painting of front or rear door as the door will probably need to be open and require dry time of the paint. The standard color for doors will be the base or trim color. Any front or back doors where the paint colors were changed to a unique color will not be painted.
- 5) The painter is not responsible for removing and reinstalling storm doors or patio door screens. The painter will only paint trim area around storm door or patio door.
- 6) Owners need to check outside electrical outlets to make sure they have weather tight seal covers which are sealing. The painter will be power washing the home prior to painting. Defective outside outlets may cause when water power washing occurs to trip ground fault for the house.
- 7) The painter is not responsible repairing of water/wood rot on windows and outside doors except for accent trim. If the owner has not made repairs, the painter will paint over the defective window or door.
- 8) The owner should not have any house planters, trees, plants or bushes contacting the house or foundation that will prevent painting. It is recommended there be at least 12" clearance between plantings and the house siding and foundation wall.
- 9) Deck furniture, deck storage boxes, statues, trellises, grills, hanging baskets, decorations attached to the house, planters, window well covers, house mounted hose reels, etc. should be moved or uninstalled by the home owner to allow painting.
- 10) The painter should leave touch up paint at the end of the job.