

# **The Townhomes At Ludlow Bay Association**

## **Exterior Painting Policy**

**(August-2012)**

**The Association has adopted the following policy/standards for exterior owner painting:**

- 1. Owners intending to paint must make application to the Association board for approval. An application form is attached. This form will shortly be replaced by a standard application form for all exterior work that will be accessible on the website. However, several owners are anxious to get started so we have drafted this form for immediate use just for painting.**
- 2. Unless an owner has approval from the Master Association ARC for a color change the colors must be the same as currently on the town home.**
- 3. To ensure a consistent appearance for the entire community Sherwin Williams Duration with a Satin finish must be used. The Sherwin Williams color specifications are shown at the bottom of the application form. Their Silverdale store has prepared paint according to these specifications and the match is good.**
- 4. Application must be brushed/rolled both for consistency of appearance and to avoid the disruption of spraying including over spray in what is a fairly windy area.**
- 5. The contractor must be licensed, bonded and insured.**
- 6. Owners must specify the intended start date and estimated completion date so schedules of adjoining owners can be accommodated.**
- 7. As part of the approval process owners must discuss with a board member for sign off before starting.**
- 8. For owners who are doing any exterior repairs that involve touch up painting this requires a separate application to the board covering the exterior repairs.**

**While owners are free to paint independently, subject to Board approval, owners in each building are encouraged to get together to discuss individual desires and plans and to at least consider a coordinated if not combined project.**

