

PECOS NORTH PAINTING POLICY

Adopted September 19, 2018

Dear Pecos North HOA Homeowner:

The Board of Directors for the Pecos North Homeowners Association (the "Association") continually strives to preserve the aesthetic appeal of the community and to promote the enhancement of property values. As you know, exterior paint is one of the most important aspects of your home. When paint fails, it leaves the substrate (i.e., stucco, masonry, wood) open to a barrage of dangers. When not treated, it can quickly destroy your home and cost you thousands of dollars in damage. Good quality paint can protect your home from water, sun and mold or mildew damage.

In addition to protecting your home, paint enhances the natural beauty of your home and your community. When paint begins to fail, your home also starts to degrade the appearance of the entire community. CC&R's require all homeowners to maintain the buildings and structures on their Lot in good condition – which includes repainting. Article 10, Section 10.5 of the CC&R's.

When do I Need to paint?

Pursuant to the, CC&R's, "each Lot owner shall, at his sole cost and expense, maintain and repair his unit and lot, keeping the same in good condition.

The desert sun is very hard on house paint. The average life of house paint in the valley can range from 4-7 years. Much depends on the quality of paint used, color and duration of intense sun exposure. The expectation of the Association is that the paint color always maintains uniformity (no visual variations in color) and is intact at all locations. The Association has determined that a home is not "***adequately painted***" (as required by *the CC&R's*) if there appears to be:

- **FADING:** Where the paint has become lighter than the original color, loss of color. Variations in color are visible, blotchy.
- **PEELING:** loose paint flakes.
- **CHALKING:** To test for chalking, touch the paint surface with your finger; if it leaves a chalky paint residue on your hands this is a sign the paint is breaking down. It is time to repaint; new paint will never leave any film on your hand.

There are several other ways to tell if your home needs to be painted and renewed: the color is fading and is noticeably lighter, there are water streak lines, the white colors are turning grey, and/or deep colors are losing their base and depth. Also, if you find chalking on the surface of the paint, it may mean you need to get your home power washed and painted.

If your home has been identified as in need of repainting, the Association will pursue the following course of action:

- The Association will send you a violation letter indicating that your home (or a portion thereof) is in need of repainting under the CC&R's. Enclosed with the letter will be an Architectural Paint Request Form (the "ARC Form").

- You will have sixty (60) days from the date of the violation letter to return the ARC Form to the Association. The ARC Form is a pre-requisite to painting your home.
- The Association will provide you with (12) months from the date of the violation letter to complete the repainting.
- The Association will send you a reminder notice every three (3) months regarding your upcoming deadline to repaint your home.
- If you fail to repaint your home within (12) months from the date of the violation letter, the Association may pursue its enforcement remedies under the Declaration and/or as allowed by Arizona law. Such remedies include, but are not limited to, imposing monetary penalties against you for non-compliance.

Please contact Vision Community Management to help you with compliance. Again, the intent of the Association is to maintain and enhance the value of the community.

What can I paint?

It's time to paint, now what! We have put this information pamphlet to help our homeowners understand what the expectations of the Association are in relation to the painting of your home.

Pursuant to the CC&R's, "no building, fence, wall, obstruction, balcony, screen, patio, patio cover, solar collector, antenna, tent, awning, carport, carport cover, improvement or structure of any kind, **including exterior color scheme**, shall be commenced, erected, painted or maintained upon the project, nor shall any alteration or improvement of any kind be made thereto until the same has been approved in writing by the Architectural Committee".

Painting the outside of your home requires prior approval from the Architectural Review Committee (the "ARC"). You also need approval to paint the following items (which is not an exhaustive list):

- Garage doors, security doors, etc.
- Block walls- yard and decorative
- Security or Yard Gates
- Trellises, porches or other structures

Selecting a Paint Scheme

The Architectural Guidelines were put together to ensure that homes are painted in colors that lend well to the community color scheme. Colors selected must be chosen from the Dunn Edwards color schemes that were approved by the Board of Directors. You will have to choose a color scheme from the approved colors for the association. The original colors and the new pre-approved colors can be found on the website below. The following are new guidelines for painting:

- You must choose a color scheme from the original or new pre-approved colors for the association. The colors can be found at https://www.dunnedwards.com/colors/archive/color-ark_pro/pecos-north/2017-approved-color-palette-additions.
- You must get approval prior to painting by submitting the scheme number that you have chosen
- Stem walls and the side return walls must be painted to match the body color
- The entire house must be painted

The color schemes approved for Pecos North contain body, accent and pop-out colors.

Security doors must be painted to match the home base color or a neutral earth tone color.

Any paint company can match these colors, so long as you provide them with the paint manufacturer, name and number. As such, you will not need to buy paints from different places.

Now that you know what color you will be using, be sure to discuss with the paint supplier the best type of paint to use. Not all paint is created equal, and paint that you might use on stucco may not be the same kind of paint to use on garage or security doors. Paints which may seem a little more expensive now may be less in the long run, as a higher grade of paint will last longer.

Requesting Approval

Once you have determined your paint schemes, you will need to submit them to the ARC for approval. The steps are as follows:

1. Choose your scheme number from the approved colors.
2. Complete the ARC Form attached (also available on the homeowner portal). Include who will be painting your home and be sure to identify your paint scheme. Even though the schemes are identified, please list the following:
 - a. Body color
 - b. Facia and Shutter color
 - c. Pop-out color
 - d. Garage Door color
 - e. Security/Screen Door color
 - f. Front Door color
3. Mail, email or submit via the homeowner portal your ARC Form to Vision Community Management. They will check your submittal for completeness, and if everything required is in your application, they will forward to the ARC for approval.

The ARC has 45 days from **receipt of a complete submittal** to review and approve a request. Incomplete submittals may be returned to the homeowner for more information.

IMPORTANT:

No painting may begin prior to ARC approval. If painting occurs without prior approval, the homeowner may be subject to fines and/or other enforcement action. Additionally, if the ARC determines that the colors used are not appropriate for the community, they will require everything to be repainted.

The ARC will disapprove the color scheme submitted if it has not been chosen from the approved color schemes for the community.

Once the ARC has made their decision, they will notify City Property Management. The Community Manager will send a letter to the homeowner stating that their request has been approved.

Last Step!

Once the homeowner has received an approval letter in the mail, they may contact their painter to arrange for the work! The painting must be completed in accordance with the time frame(s) above.

Helpful Guide to Choosing Your Painter:

Below are some pointers on selecting a general contractor:

❖ Pick a qualified contractor

- Be sure your contractor has a valid Registrar of Contractors license. Check out <http://www.azroc.gov/Acrobat/News/homeownersinfo.pdf>.
- Check with the Better Business Bureau to see if the contractor is a member or if any complaints have been filed. Go to <http://www.bbb.org/us/>
- Did the company form last week, or has it been around for 20 years? Are they really a corporation as represented? You can check the State's website on the status of corporations under Corporate Records at <http://www.cc.state.az.us/>. It's fine to hire a sole proprietor, just make sure you know who you are hiring in advance.
- Insurance is a must! Ask for a copy of your contractor's General Liability and Workman's Compensation Insurance certificate. Require that the General Liability Certificate of Insurance list your name and address, and specifically states that you are 'additionally insured'. Hand written changes on a certificate are NOT valid. (Note: Sole proprietors that have no employees are not required by law to have Workman's Compensation Insurance).

❖ Check the Scope of Work when comparing bids!

- Does the bid include cleaning the home before painting? And if so, what? Broom sweeping walls, pressure washing, or something else?
- What will be scaped, sanded, repaired or patched before being painted?
- How will the painter work around landscaping?
- If the contractor is providing the paint, find out what brand and type of paint will be used. Even if you specify certain colors, some painters will purchase a different brand and have it color matched. Not all paint brands and types are created equal! Make sure you know what you will be getting and how long it is expected to last.
- What type of warranty is offered and for how long?

❖ Get it IN WRITING

- Be sure you have a written contract signed by both parties before work begins. It should state the entire Scope of Work (see above), warranty, products to be used, method of painting, when the project will start and how long it will take to be completed, etc. If there is a dispute between you and your contractor, you will need to refer to a written contract to enforce nonperformance.

❖ Before and After

- If you are able, watch the contractor work during the process-check out the prep work to ensure holes are patched and cracks sealed before they begin. Is the site staying clean or is the contractor leaving trash and getting paint everywhere? Did all the tape get removed?
- Make sure you are left with any extra paint-you paid for it and it's handy for touchups down the road.
- Many contractors will require a down payment to start the work. Before releasing the final payment, be sure that the work is completed to your satisfaction. It's easier to hold onto your payment than it is to get money back.
- And if you are happy with the end result, let the contractor know that you'd be happy to refer him to others (friends, neighbors, etc.)