



BEVERLY OAKS HOMEOWNERS ASSOCIATION

Exterior Repair and Painting Program

Since 1987, The Beverly Oaks Homeowners' Association has assisted owners with exterior painting and siding repairs to their homes.

Owners own and are responsible for maintaining their exterior walls, roof, and yard in accordance with the community's architectural standards as contained in their deed covenants and restrictions.

The Association is contractually obligated (Article X: Exterior Maintenance) to perform periodic painting and exterior siding repairs according to the maintenance obligations established in the same document.

The Association is obligated to paint and repair the homes every eight years and the owners are responsible to keep the home in reasonable repair between cycles including the repair of any damaging conditions such as defective gutters, water penetration, termites, etc. between paint cycles.

Services

The program includes the:

Replacement of damaged siding and trim prior to the start of painting to include all rotted wood and siding, delaminated siding, split or separating boards. No splices are to be under 4 feet long. The siding will be smooth lap board (ABT from Louisiana Pacific). The trim will be cedar plank, smooth finish.

Pre-painting preparation to wood trim to include cleaning, sanding, scraping, caulking seams and the area between the trim and the siding. All raw wood will be primed with an appropriate primer.

Pre-painting preparation to the siding to include power washing all areas, scraping, puttying the seams and exposed nail heads, priming with an oil based primer. All new siding will have the cut edges painted (sealed) before installation.

Relocation of House Numbers. All units will have the house numbers mounted above the garage door to the side closest to the front entry door. The numbers will be 7 inch high, polystyrene, simulated wood grain letters. If the building does not already have these numbers, they should be purchased and installed.

Painting of the entry lamps and lamp posts.

Painting of the siding and trim will be painted with Sherwin Williams DuraCraft™ exterior acrylic latex

paint, toasty #6095, FoxBlack #7020 in a satin finish – a color change.

Painting of the front door with Kelly Moore Custom Stain Finish Kelly Moore 3957-2, B OY16, C OY16, R OY8



Owner Responsibility

Owners are responsible to:

Provide yard access for all bids, and repairs.

Remove vehicles and personal property from the yard, drive, and exterior of the home.



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Trim any shrubs or tree that interfere with access to paintable surfaces.

Have someone home for 4 hours on the day that the front doors are painted.

Repair any damaging conditions such as defective gutters, water penetration, termites, ground water flow, sprinklers, etc. Modifying any fence that are in direct contact with the exterior of the home (termite risk).

Have all HOA dues and fees paid in full and any HOA violations corrected prior to the initiation of work. Note: Any homes with outstanding balances at the time work begins will be taken off the schedule and placed on the next year schedule.

Scope or Repairs and Costs

For most owners, the cost of the painting/repair program is fully inclusive in their annual assessments.

Repairs are determined by the Board of Directors and are limited to functional repairs. Not included are:

- cosmetic repairs such as wavy boards or short boards,
- repairs to flashing or vents,
- repairs to doors,
- repairs of siding or trim materials not specified in deed covenants and restrictions,
- repairs in excess of the carpentry repair cap (\$600 - \$700).

Note: 92% of the homes have been covered within the cap limits.

Owners may contract out repairs to the Association in years in which they are not on the paint cycle. The cost to the owner will be the wholesale price charged by the painter. Owners will work directly with the Association and the Association will manage the painters.

Process

Homes are typically repaired and painted in mid-summer.

In the fall prior to painting, the Association will solicit preliminary bids from contractors. The Association will need access to your backyard for a few days to allow painting contractors to bid the project. Owners are notified by email.

Six to eight weeks prior to the painting, the siding and trim that will be replaced will be marked by the painter so that you can see what work needs to be done.

Painting will take up to 4 weeks. Damageable items must be removed from the yard and driveways. While every effort will be made to clean the property, nails and debris may be left overnight.

One Saturday during the process, front doors will be painted. Owners will need to be home to open the door and to keep it open 4 hours to dry.

The events are as follows:

- 1 Calking and siding / trim repairs
- 2 Power washing of the siding to remove dirt
- 3 Painting of the undercoat/primer
- 4 Painting of the base color
- 5 Painting of the trim color
- 6 Painting of the lamp post
- 7 Painting of the front door

Schedule (Covenants Article X)

Painting and siding repairs shall be conducted annually to a portion of the Properties, unless prohibited by budget shortfall or other reason. The specific trim and siding repairs to be conducted on each Living Unit shall be determined by the Board of Directors.

The properties shall be painted in a consistent and orderly rotation. The rotation, starting in 2009 was 1901- 1919 Wilshire (odd side of street), followed by 1601-1623 Brentwood (odd side of street), followed by 1900-1922- Wilshire (even side of street), followed by 1500- 1526 Brentwood, then 1600-1620 Brentwood (even side of street), then 101-121 Brentwood Ct., 2001-2021 Wilshire (odd side of street), and then 100-122 Brentwood Ct. Thereafter painting shall be scheduled in this same rotation order.