



## Painting Addendum – June 26<sup>th</sup>, 2017

Dear Fellow LakeRidge Falls Homeowner,

On June 9<sup>th</sup>, 2017, LakeRidge Falls' Board of Directors approved two resolutions related to the painting of the homes. The first resolution stated that the **Current** Assigned Color Scheme remains the official color scheme of the Association.

Nevertheless, homeowners are now allowed to use 4 out of the 6 paint columns from the **previous** assigned color scheme: for Single Family Homes, schemes 1, 2 and 4, and for Sandstone Homes, scheme 5. If a resident wishes to deviate from the Current Assigned Color Scheme, the resident will need to file for an Exception with the ARB. The Submittal Form must include the desired name, color formula, a color chip or sample, painter, paint phase and completion date. It is the resident's responsibility to provide proof that the colors match the previous assigned paint color scheme. No painting shall begin prior to approval by the Architectural Review Board. The next ARB meeting will be July 13<sup>th</sup>, 2017.

If a resident has already completed painting and desires to now change to a prior color, they will be required to follow the above exception procedures, and at their own expense. If a resident has made request and received approval from ARB they may proceed as originally planned. However, if they want to rescind their request and apply for prior color scheme, they will need to precede with the Exception guidelines above.

The second resolution passed by the Board of Directors combines Phase A and Phase B assigned schedules allowing both phases to complete the painting of the homes by December 31<sup>st</sup>, 2017. In other words, residents from Phase A have until December 31<sup>st</sup> to complete the painting of their homes.

For your convenience, we are enclosing a Revised Homeowner Painting Package.

Management Office – Argus Property Management



Dear Fellow LakeRidge Falls Homeowner,

02-10-2017

The time has come to start the process of painting our homes as required every 7 years by our Association's documents and Architectural Review Board (ARB) regulations. The purpose of this letter is to explain the process that needs to be followed and to answer some of the questions that have arisen.

**Who:** Each owner is required to submit an ARB Request on the required Painting Submittal Form for approval and is financially responsible for the cost. Sandstone and Victoria Falls owners sharing one roof are required by the ARB rules to paint the entire building simultaneously. Each owner must prepare and submit his or her own form at the same time to the ARB committee. This will require cooperation among owners to agree on the same paint contractor, time to be painted and complete forms. We strongly recommend this effort begin early and be submitted in a timely manner. No work should begin without a signed approval from the ARB. We will request an "Owners Certificate of Compliance" and a copy of the paint vendor's paid invoice or receipt once the project is completed.

**What:** The exterior surfaces of the masonry, garage and entrance doors, trim, soffits, downspouts, roof vents and window mullions (where installed) must be painted or replaced in compliance with the attached Painting Standards. Please confirm the Correct Color Name and Paint Number according to the assigned Paint Color Scheme Chart.

**When:** The Painting Schedule begins in 2017 and will continue over a two year period. It is divided in six month intervals. The Painting schedule and the addresses for each Phase (A,B,C,D) are attached.

**Why:** The documents signed when we purchased our homes stated we would follow the ARB Guidelines and Regulations. The current seven year painting cycle was approved in January 2010. By requiring every owner to paint periodically, we all benefit by keeping the appearance of our community fresh and upgraded. For any owners who fail to comply with the painting requirement, we must remind you that our documents state that the Association may paint your home at your expense and add other expenses that may be incurred for attorney fees, staff time and other related costs to the painting bill, resulting in a lien being placed on the property. This can be especially expensive for the non-compliant owner. We are obligated in order to protect other residents in our community.

Thank you all for working to keep LakeRidge Falls a beautiful community.

*Mary Cochran*

**Mary Cochran**

Secretary and a Liaison to the Architectural Review Board

E-Mail: Secretary @LakeRidgeFalls.Org

Management Office – Argus Property Management

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## LakeRidge Falls Exterior Painting Specifications

The exterior of each residential structure is required to be repainted within the time schedule specified in the Documents, which is currently 7 years, in compliance with the following specifications:

- Power-wash all surfaces to be painted;
- Patch and caulk as needed;
- Paint with at least two coats of exterior Satin paint with a manufacturer's warranty of at least 15 years;
- The stucco, garage door, front door, trim, columns, soffits, downspouts, and window mullions color shall be painted or replaced and the colors shall be in compliance with the Assigned Paint Color Scheme chart. Lanai and lanai extension aluminum screened enclosures [AKA "pool cages"], screen door framing and screening fabrics are not required to be painted under these Paint; Specification.
- Carriage lights shall be painted or replaced; See (ARB Guidelines, Article 29) for numbers of new lights for your structure;
- All work to be done in a workmanship like manner.



## Architectural Review Board

### Painting Submittal Form

Owner's Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Owner's Address: \_\_\_\_\_

**REMEMBER:** Painting may not commence prior to the ARB approval of the project.

#### Exterior House Walls & Exterior Garage Door

Color Name \_\_\_\_\_ Color Number \_\_\_\_\_

#### Exterior Trim

Color Name \_\_\_\_\_ Color Number \_\_\_\_\_

#### Front Door

Color Name \_\_\_\_\_ Color Number \_\_\_\_\_

Vendor Name/Address/Telephone Number: \_\_\_\_\_

Proposed Completion Date: \_\_\_\_\_

By signing this form, the Applicant is acknowledging the requirement that a certificate of painting completion is required to be submitted prior to the painting due date listed in the ARB regulations. The certification also will require a copy of the painting vendor's paid invoice to be attached.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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#### THIS SECTION TO BE COMPLETED BY THE ARB

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Decision: \_\_\_\_\_ ARB Comments/Conditions: \_\_\_\_\_

Member Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## Assigned Paint Color Schemes and Schedule for Lakeridge Falls 2017-2018 - Updated July 2017

| Street / Area  | 1   | 2  | 3  | 4   | 5                                   | 6                                | 7                       |
|--|---|--|--|---|-------------------------------------|----------------------------------|-------------------------|
| Exterior Walls & Exterior Garage Door                              | Medici Ivory<br>SW 7558   | Banana Cream<br>SW 6673                            | Row House Tan<br>SW 7689   | Bagel<br>SW 6114  | Simplify Beige<br>SW 6085           | Pavillion Beige<br>SW 7512       | Deer Valley<br>SW 2184  |
| Exterior - Exception   | Tradional Ivory<br>SW 2214  | Brassine<br>SW 2352                                |  | Sun Porch<br>SW2192   | Scott Paint<br>Hummingbrid T141-3   |                                  |                         |
| Ext. Trim  | Alabaster<br>SW 7008  | Extra White<br>SW 7006                             | Intricate Ivory<br>SW 6350   | Medici Ivory<br>SW 7558   | Sand Dune<br>SW 6086                | China Doll<br>SW 7517            | Palais White<br>SW 2183 |
| Trim - Exception   | Palais White<br>SW 2429   | Palais White<br>SW 2429                            |  | Palais White<br>SW 2429   | Scott Paint<br>Talavera T141-5      |                                  |                         |
| Front Door   | San Antonio Sage<br>SW 7731   | San Antonio Sage<br>SW 7731                        | Craft Paper<br>SW 6125   | Sensational Sand<br>SW 6094   | Nuthatch<br>SW 6088                 | Foothills<br>SW 7514             | Yearling<br>SW 2183     |
| Door - Exception   | San Antonio Sage<br>SW 2215   | San Antonio Sage<br>SW 2215                        |  | Prairie Sand<br>SW 2194   | Scott Paint<br>Young Gazelle T141-7 |                                  |                         |
| Roof<br>Width 13 1/8"<br>Mid Thickness 5/8"<br>End Thickness 7/16" | Style Hacienda<br>Color - Papaya  | Style Hacienda<br>Color - Papaya                   | Style Hacienda<br>Color - Papaya   | Style Hacienda<br>Color - Papaya  | Style Hacienda<br>Color -Taupe Mist | Style Hacienda<br>Color -Morocco |                         |
| Bowen Falls Place  | 4007 4015   | 4003   | 4011 4023 4031   | 4019 4027 4035  |                                     |                                  |                         |
| Mackay Falls Terrace   | 4106 4115 4118 4135<br>4140 4148 4156 4202<br>4206 4209 4222 4223<br>4238 4247 4256 4272  | 4112 4123 4205 4214<br>4230 4265                   | 4107 4119 4126 4131<br>4136 4141 4210 4213<br>4218 4226 4234 4241<br>4242 4252 4255 4264<br>4273   | 4111 4127 4132 4144<br>4152 4160 4164 4201<br>4246 4260 4261 4268<br>4269                                       |                                     |                                  |                         |
| Stirling Falls Circle  | 8006 8007 8014 8017<br>8024 8025 8033 8049<br>8061 8062 8074 8078<br>8079 8090 8098 8103<br>8111 8118 8119 8127<br>8135 8143 8146 8154<br>8159 8162 8170 8171<br>8179 8186 8210 8215<br>8231 8232 | 8003 8010 8054 8065<br>8142 8182 8187 8209<br>8228 | 8018 8037 8045 8057<br>8058 8066 8082 8089<br>8094 8107 8114 8115<br>8123 8131 8132 8139<br>8150 8151 8163 8166<br>8174 8183 8201 8214<br>8219 8224 8227 | 8002 8013 8021 8029<br>8041 8044 8053 8069<br>8070 8086 8095 8106<br>8147 8155 8158 8167<br>8175 8205 8206 8223 |                                     |                                  |                         |
| Sandstone Falls Neighborhood                                       |   |  |  |   | All                                 |                                  |                         |
| Victoria Falls Neighborhood  |   |  |  |   |                                     | All                              |                         |
| Clubhouse/<br>Annex/<br>Gatehouse<br>Buildings                     |   |  |  |   |                                     |                                  | All                     |
| Community Perimeter Wall   | Deer Valley<br>SW 2184  | Community Perimeter<br>Wall Cap                    | Palais White<br>SW 2183  | Community Gates   | Gloss Black SW6258                  | Pool Metal Railing               | Satin Bronze<br>SW 2734 |
| Waterfall Wall   | Insul-X Black   | Waterfall Tub                                      | Insul-X Ocean Blue   | Pool Wood   | Yearling SW 2183                    |                                  |                         |

# Assigned Schedule for Lakeridge Falls 2017-2018

## **Phase A:**

January through December, 2017

All homes from 8002 Stirling Falls Circle through 8095 Stirling Falls Circle

All homes from 8004 Victoria Falls Circle through 8038 Victoria Falls Circle

All homes from 4007 Cascade Falls Drive through 4171 Cascade Falls Drive

## **Phase B:**

July through December, 2017

All homes from 8098 Stirling Falls Circle through 8232 Stirling Falls Circle

All homes on Bowen Falls Place

All homes from 8039 Victoria Falls Circle through 8155 Victoria and 4301 Kariba Lake Terrace

All homes from 4205 Cascade Falls Drive through 4285 Cascade Falls Drive

## **Phase C:**

January through June 2018

All homes from 4106 MacKay Falls Terrace through 4156 MacKay Falls Terrace

All homes from 4305 Kariba Lake Terrace through 4415 Kariba Lake Terrace

All homes on Reynolds Falls Court

## **Phase D:**

July through December, 2018

All homes from 4160 MacKay Falls Terrace through 4273 MacKay Falls Terrace

All homes from 4418 Kariba Lake Terrace through 4487 Kariba Lake Terrace

All homes on Ashford Falls Court

All homes on Simpson Falls Court