

ODED'S WEEKLY REPORT

08-21-2026

ARB GUIDELINES/PAINTING & ROOF – During its last meeting, which took place last week, the Board of Directors accepted a recommendation by the Architectural Review Board (ARB) to revise Article 18. Painting, LakeRidge Falls Exterior Painting Specifications, Assigned Paint Color Schemes, and Roof Replacement Specifications of the Architectural Guidelines. The sole intent of these changes was to clarify some confusion members have experienced in reading the guidelines. While accepting revisions, the ARB felt it would be a good opportunity also to include in the guidelines an additional tile manufacturer's products that are now available for members to use.

To make life easy, here is a quick summary of the approved revisions to Architectural Guidelines, which, once again, were primarily adopted to clarify some confusion and misunderstandings.

Article 18. Besides correcting some minor spelling mistakes, i.e., ensure vs insure, and outdated date errors, i.e., "Beginning 2017" instead of "Beginning 2026," there were two main revisions. One was an addition, and one was an omission.

The addition was clarification on the approved color to be used on the trim of residential buildings. Therefore, the language below was added to ensure members understand that the only approved color is Extra White (Sherwin-Williams SW 7006). That said, it is important to note that there is one exception:

- Exception: Single-family homes, only, whose primary body color is Alabaster (Sherwin-Williams SW 7008), may apply to use Moth Wing (Sherwin-Williams SW 9174) for trim.

On the other hand, the omission was the deletion of the prior requirement for a post-painting "Certificate of Compliance." Going forward, members don't need to submit proof and/or documentation that their painting project was completed. This was done to ease the administrative burden on both the membership and management.

Exterior Painting Specifications. The technical requirements remain largely unchanged. That said, two minor additions were made for clarification. These additions, as can be read on the right, were made in relation to the trim color of the house.

Door Colors. Unfortunately, the color Naval (Sherwin-Williams SW 6244) was included twice on the list, i.e., items 10 and 20. A revision was made to eliminate the duplication.

Article 18. Painting

During the next Community Wide Painting Schedule (see Attached), all homeowners are required to paint based on the updated color scheme, all exterior stucco walls, garage door, front door, trim, columns, soffits, downspouts, gutters, and window mullions are to be painted or replaced. Colors shall be in compliance with the Assigned Paint Color Scheme chart in the Appendix. Beginning 2017 2026 and thereafter, all the above must be maintained at all times based on the Community-Wide Standard.

Whether painting the exterior of a home for maintenance purposes or in its entirety during a Community Wide Painting Schedule requires an ARB Form that must be approved before the work begins. ARB Forms must detail what parts of the structure are to be painted and must specify the updated colors and cite the "Color Scheme Name and Color Number" from the assigned "Paint Color Scheme" in LakeRidge Falls from the Appendix in this Document. ARB approval of repainting with the updated colors will be granted upon submission of and approval of the paint color information. Painting with an unapproved color will result in repainting with the correct original color at the owner's expense. A record of assigned colors for each residential unit is shown in the attached Appendix. Upon completion of the approved painting, the ARB will require a form of "Certificate of Compliance."

All exterior trim on single-family homes, paired villas, and multiplex homes must be painted Extra White (SW 7006), regardless of the current color. However, if a single-family home's primary body color is Alabaster (Sherwin-Williams SW 7008), the homeowner may apply to use Moth Wing (Sherwin-Williams SW 9174) for the trim instead.

Note: Patching minor cracks and repainting the same with the approved house color does not require an ARB Form for approval.

Important: The Association reserves the right to require Owners to paint parts or the entire house between Community Wide Painting Schedules if it determines it is unsightly because the paint is flaking, bubbling, cracking, fading, mottling, peeling or for any other reason that based on the Association determination, does not meet Community Wide Standard.

Lanai and lanai extension aluminum screen enclosures (aka "pool cages"), screen door framing and screening fabrics are not required to be painted under the Paint Specifications.

Sandstone Falls and Victoria Falls:

ARB forms for painting must be submitted for all units in a building simultaneously. Also, all units sharing one roof are required to be painted simultaneously. Therefore, homeowners must consult and agree with one another regarding their planned painting schedule using one designated painting contractor who will paint the entire structure according to the Exterior Paint Specifications in the designated Paint Color Scheme listed in the Appendix.

Stirling Falls:

Individual owners in Stirling Falls may paint their homes after receiving an approved ARB Form. They will be required to comply with the Painting Specifications as stated for all residences and set out in the Appendix.

Painting Schedule:

All homeowners are required to paint the exterior of the homes as required in prior documents stated in the ten-year seven-year cycle commencing January 2017 2026. See Appendix. The schedule places homes in groups by neighborhood to ensure consistent appearance throughout the community.

LakeRidge Falls Exterior Painting Specifications

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

- Exposed all stucco covered by soil and/or mold;
- Power-wash all surfaces to be painted;
- Patch and caulk as needed;
- Prime the exterior using LUXON Concrete & Masonry Primer/Sealer or a similar product;
- Paint with at least two coats of exterior latex paint based on the manufacturer's specifications;
- Doors may be painted using Semi-Gloss, Satin or Flat;
- The screens, garage doors, 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 Specifications;
- Ceiling lights shall be painted or replaced according to ARB Guidelines, Article 28;
- All work to be done in a workmanship like manner;
- All owners living in multiple dwelling units need to agree to a color change, or the original exterior color, again, door, front door color shall be used. The exterior trim must be painted as specified on the appendix;
- Owners may choose a door color from the approved color scheme according to their preferences.

NEW! SHERRIN-Williams® ESCAPE®

All Neighborhoods Approved

DOOR COLORS

- SW 7001 - Neutral Taupe
- SW 7001 - Oak Pine
- SW 7010 - Wheat Honey
- SW 7010 - East Woods
- SW 7010 - Regency
- SW 6204 - Tuscan Black
- SW 6204 - Rustic
- SW 6204 - French Rust
- SW 7017 - Blackberry
- SW 6204 - Naval
- SW 9174 - Moth Wing
- SW 7008 - Alabaster
- SW 7008 - Rustic Taupe
- SW 7008 - Rustic Taupe
- SW 7008 - Rustic Taupe
- SW 6204 - Rustic
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New and Current Colors. The next few pages were simply updated to capture the revised language regarding the approved trim color for residential buildings and the confusion that arose from the word "Scheme."

You see, the Association is no longer dictating a specific combination of body + trim + door for the houses in the community. While all members are required to use **Extra White** for painting the trim of any given house (except the **Alabaster** body color in which **Moth Wing** can be used), members can now choose to retain their current colors for the body of the house and the door OR choose from a variety of colors. The visual color cards are there to illustrate these current and new options.

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ASSIGNED COLORS SCHEMES-

Homeowners may select to keep their current color scheme of exterior walls, garage doors, and front doors or select a new scheme colors from the 10 new options.

CURRENT - All exterior trim must be painted Extra White regardless of the current color.

Exterior Walls & Exterior Garage Door	Medall Ivory	Russian Cream	Bone House Tan	Rugel
Ext. Trim	Extra White	Extra White	Extra White	Extra White
Door Suggestion	Night Owl	Natural SW 6284	Sea Scepter	Sea Drift Tan

NOTE: These above schemes are only available for houses already painted in these colors.

NEW COLORS SCHEMES-

1	2	3	4	5	
Exterior Walls & Exterior Garage Door	Repose Gray	Ancient Marble	Magnetic Gray	Gray Area	Threshold Taupe
Ext. Trim	Extra White	Extra White	Extra White	Extra White	Extra White
Door Suggestion	Dove	Evergreen Fog	Night Owl	Sea Drift Tan	Moth

NOTE: Homeowners may select any door color from the available list.

NOTE: The only site exception.

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SINGLE HOMES NEW COLORS SCHEMES-

NOTE: Door colors in the schemes are offered as suggestions. Other approved door colors may be used.

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SINGLE HOMES NEW COLORS SCHEMES

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ASSIGNED COLORS SCHEMES-

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CURRENT - All exterior trim must be painted Extra White regardless of the current color.

Exterior Walls & Exterior Garage Door	Perilous Ridge	Amplify Ridge
Ext. Trim	Extra White	Extra White
Door Suggestion	Undersea	Sea Scepter

NOTE: Homeowners of shared roofs may collectively select a new color. If consensus is not reached, the original color will remain by default.

NEW COLORS SCHEMES

1	2	3	4	5	
Exterior Walls & Exterior Garage Door	Accessible Beige	Balanced Beige	Gray Area	Greenland	Ancient Marble
Ext. Trim	Extra White	Extra White	Extra White	Extra White	Extra White
Door Suggestion	Sea Scepter	Sea Drift Tan	Sea Drift Tan	Ancient Marble	Evergreen Fog

NOTE: Homeowners may select any door color from the available list.

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PAIRED VILLAS & MULTI-PLEXES CURRENT COLORS SCHEMES

All exterior trim must be painted Extra White regardless of the current color.

VICTORIA NEIGHBORHOOD ONLY

SANDSTONE NEIGHBORHOOD ONLY

NOTE: Door colors in the schemes are offered as suggestions. Other approved door colors may be used.

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SINGLE HOMES NEW COLORS SCHEMES

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Roof Replacement Specifications. Two main revisions were made. The first was to capture the notion that Newpoint Concrete Roof Tile is one of the primary product brands under the Westlake Roofing umbrella. As the ARB came to learn, some members believed they were two different entities. The second was to introduce a third approved tile manufacturer, i.e, Crown Roofing. With this addition, members may now choose from three locally preferred concrete tile manufacturers: Eagle Roofing Products, New Point (Westlake) Roofing, and Crown Roofing. That said, other manufacturers may be considered by the ARB if their tiles closely match in appearance, color, and style of the approved tiles by the manufacturers above.

As always, members are encouraged to visit the Association website and/or portal to read the newly revised and complete ARB Guidelines in full. The full document is available there for convenient reference and will provide the most complete and up-to-date information for anyone planning an exterior painting, roof replacement, or other project requiring ARB review and approval.

MANATEE COUNTY STRIKES AGAIN! – From the County that brought you the Big Bin Advantage program, we are unproud to bring you another amazing episode of absurdity. But before we do go ahead with this story, please let us share some of the funny sad history of this “B-movie.”

So, in the summer of 2025, Manatee County officials decided the time had come to modernize trash collection. After years of planning, or maybe not, no one really knows, they unveiled the glorious Big Bin Advantage. Residents in unincorporated areas would receive a new 96-gallon rolling cart, which resembled an elephant in size and color, free of charge, of course, and garbage pickup would drop from twice a week to an efficient... sorry, I had to take a break because I was laughing too hard... once-a-week schedule. Everything (trash, recycling, and yard waste) would magically share the same day. Rates would stay frozen. Truck traffic would plummet. Workers would be safer. The planet would be saved. And everyone would be happy. Nothing can go wrong. A perfect plan... or maybe a perfect storm...

We say storm because the new bins arrived on stormy waves through August and September. However, they were bigger and heavier, or as noted by a member of this community, residents suddenly needed Olympic training just to wrestle this gray elephant thing to the curb. County officials insisted this was progress because what symbolizes progress if not elderly residents juggling a gray 96-gallon, a blue 48-

LakeRidge Falls

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ROOF REPLACEMENT SPECIFICATIONS

A completed roof replacement form shall be presented to the ARB for each roof replacement request. There are two different roof replacement submittal forms; one for single-family homes and one for multi-dwelling units.

Owners in multi-dwelling units have a single common roof, therefore they must submit a single application with all needed signatures and also sign the forms submitted by all other roof-mates.

The following are the specifications for the tiles:

- Profile - barrel roof tiles, also known as S-Tiles, similar to Eagle Roofing Malibu profile, and **New Point (Westlake) Roofing Villa 900 profile, and Crown Tuscany Roof Tiles** only.
- Material – concrete.
- Color – as close as possible to the current color.
 - o In submitting the color choice, owners are required to submit a sample of the proposed tile.

Applicants can choose from either **any** of two **three** locally preferred concrete tile manufacturers – specifically, Eagle Roofing Products, or **New Point (Westlake) Roofing, and Crown Roofing**. Other manufacturers may be considered if their tiles closely resemble the preferred tiles in likeness, color, and style. It should be noted that tiles from different manufacturers may appear the same, however they are not interchangeable.

In addition to the tiles, a secondary water-resistant barrier (membrane) shall be applied to the plywood under the tiles. This barrier comes in different thicknesses (Mils), which may make a difference to your homeowners' insurance. There are also choices regarding how the tiles are fastened which may impact your insurance rates. You and your contractor shall decide on the membrane and fastening method to be used. The only requirement is that both meet the current Florida State Building Codes.

All work and materials used during a roof replacement must meet the current Florida State Building Codes. Incremental work progress inspections will be conducted by Manatee County Code Enforcement officials. You should receive and keep a copy of all county inspection reports.

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gallon, and a black 32-gallon plastic bins to the driveway while obtaining an engineering degree in an attempt to rescue a vehicle out of the garage. Then came the amazing decision to require that “everything must fit inside the bin with the lid closed” because if it didn’t, the extra pile or larger item was subject to a \$59-per-item fee and an advance appointment. The free annual bulk pickup that residents had long relied on vanished overnight with the wind of this perfect storm has brought... puff...

It was no surprise that social media started to fill with photos of overflowing bins and comments that ranged from polite confusion to pure Florida rage. So by early 2026, the complaints had piled up higher than the uncollected couches. Commissioners started hearing from constituents who noticed they were paying the same money for half the service. Staff was ordered to study options. Because planning and running pilots before initiating a county-wide new program are for the weak, the county did what governments do best when the original “solution” backfires: they went back to the drawing board and thereafter decided on a new pilot program.

First, residents who could not drag their 96-ton... sorry... 96-gallon bin could request to replace it with a baby elephant bin, i.e., a 48-gallon bin. As far as bulk items and things that don’t fit in the bin, residents could once again put out up to two bulk items once a month on a scheduled day, which in this Association case is... Tuesday. Because after all, what difference does it make if you add a bulk item to the 96-, 48-, and 32-gallon bins that already clog the driveway?! Don’t be lazy and learn to how to climb a mountain.

So why do we bring this up? Well, the absurdity show continues. You see, for a full quarter-century, residents could drag these leafy corpses, i.e., pond fronds, to the curb and trust that Manatee County would do its magic and make them disappear. It was almost civilized. You paid the fees, they hauled the mess. A beautiful, low-effort social contract. This week, this contract has been quietly left to rot next to the fronds as residents complained the county failed to pick up their single palm frond that was left on the curb.

The county explained to these residents that you need to:

- Bundle your single palm frond like a Christmas present or put a nice bow on it that resembles a rope,
- Stuff the rigid dead palm frond into a 32-gallon bin so it can stick up straight like a brown antenna. This way the frond can broadcast to the world how it mocks you as you attempt to keep the bin from falling when placing it at the curb,
- Place it inside a brown bag. You know, like a magician who pulls a rabbit from a hat, but the opposite, or
- Watch them accumulate into a slow-motion botanical crime scene.

Because official paperwork seems to cheerfully list a single palm frond as yard waste, the hard-working people of Waste Management can’t lift a single palm frond and throw it into the truck. You see, these trucks have developed a refined ability to spit this single frond out if g-d forbid, they can’t sense a bin in

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its vicinity or if the frond is not accompanied by a friendly bag /a nice bow. After 25 years of reliability, the new message is clear: congratulations LakeRidge Falls' taxpayers, you are now the sanitation department.

Yes, the above is expressed with sarcasm and humor because this bureaucratic nonsense can't be described otherwise. It simply does not make sense. Period. Yes, the Association, which is you, can pay BrightView Landscape to pick up these fronds for you, which will cost around \$500 a week, or \$6,000 annually. But to pay for a service you already pay for would make sense to the same extent the Big Bin Advantage program does.

Unfortunately, the only thing that seems to penetrate this particular brand of governmental creativity is sustained and high-volume communication to elected officials. In your case, it is District 4 Commissioner, the Honorable Mike Rahn. Therefore, and only if you don't wish to pile these fronds in front of your house, please make sure to reach out to him with a simple request: please direct Waste Management to pick up a single palm frond that lies on the curb.

Email him: mike.rahn@mymanatee.org

Call him or his office: (941) 745-3721

Tell him the county spent 25 years collecting palm fronds and now decided that a single frond is easier to lift if it is inside a bin it does not fit into. Tell him residents are still paying for a service that has been artfully downgraded into performance art. Tell him that to let elderly residents play origami with palm fronds is not "efficiency." It's the public-sector version of "not my problem." Demand curb collection without the new obstacle course designed to make ordinary homeowners give up.

Remember, politicians respond to volume the way vampires respond to garlic.

Thank you in advance for your support and action on this super important matter.

And with this, have a quiet and safe weekend!

Oded Neeman, LakeRidge Falls Community Manager