

# *Middleton Place Association Painting Policy and Specifications*

*November 2020*

The purpose of this document is to define Middleton Place Association (MPA) and homeowner responsibilities regarding painting the exterior of private residences as well as all applicable community property. Also included are technical information and specifications for the actual painting process. This document supersedes all previous documents and policies regarding this subject.

Currently, the exteriors of all private residences and related community property are painted every 5 years by the MPA. Appendix A defines the sequence of homes based on this rotation. Future MPA Boards may elect to alter this rotation if they so choose. Any and all painting of private residences separate from this schedule is the responsibility of individual homeowners.

The MPA conducts inspections of all scheduled property prior to actual painting. Repairs to private residences are the homeowner's responsibility. Typically, the paint contractor participates in the pre-paint inspection and provides the MPA with cost estimates to perform these repairs themselves. Each homeowner will be provided his/her cost estimates and has the choice of using the MPA contractor or a qualified contractor of his/her choice. All repairs must be performed before painting begins. The scope of the pre-paint inspection is defined in Appendix B. Some items of inspection fall outside the painting process but are conducted as a benefit to the homeowner.

Appendix C defines the scope of surfaces to be painted on individual homes as well as common area property. Homeowners are responsible for replacing all residential items that are no longer serviceable or will no longer accept proper painting due to age or condition. These items include doors, shutters, lamps, lampposts, lanterns, and wrought iron.

Appendix D presents all technical aspects of the painting process itself. This information includes surface preparation, paint colors, paint codes, and coverage requirements.

## Appendix A

### Painting Sequence and Rotation

Year*	Property(ies)
1 (2019)	26 – 32, 40 – 46
2 (2020)	2, 3, 24, 47 – 56, Mail Box Clusters
3 (2021)	1, 4, 57 – 64
4 (2022)	11 – 17, 33 – 39, Gatehouse
5 (2023)	5 – 10, 18 – 23, 25

\*Repeat rotation after Year 5.

### Other Items to Be Painted

1. Pump houses 1 – 4 (trim and doors)
2. Street lamps
3. Mail box clusters (5)
4. Street signs/posts
5. Front and back wrought iron gates (lamps) - Note: not brass knobs
6. Stop and speed limit signs (posts)
7. Metal garage doors (not vinyl garage doors)
8. Metal window shutters (not vinyl window shutters)
9. Window frames (not vinyl window frames)
10. Downspouts

## Painting Schedule, Including Street Lamps

When painting homes:

1, 4

Front entrance, 2 street lamps on Midland Road; 2 anchor lamps on top of brick columns

5 – 10

Lamp adjacent to #5 and lamp in front of #8

11 – 17

Both lamps on Middleton Court

18 – 25

Lamp on King Street across from mail boxes adjacent to #18; all 3 street lamps on Magwood Court

26 – 32

Street lamps in front of #26 and in front of #32; street lamp adjacent to #64 on King Street

33 – 39

Both street lamps on Courtney Place and street lamp on King Street across from mail boxes just before Alston Place

40 – 46, 2, 3, 24

Both street lamps on Alston Place; front of dry fountain

47 – 56

Street lamps – 1 in front of #54; 1 in front of #49; back gate

57 – 64

3 street lamps on Manigault Place

## Appendix B

### Scope of Pre-Paint Inspection

Look for fascial blemishes, usually behind gutters.

Check gutter alignment and attachment; gutter should slope toward downspout.

Check downspouts for attachment and flow from house.

Check gutters for leaks at seams.

Check all paint where it is peeling and cracking.

Check flashing at the intersection of chimney and roof; also look for rot in this area.

Check for rot below the bay window.

Check all windows, including missing grids.

Check if dryer vents need cleaning.

Check if brickwork at patio needs to be repointed.

Note excessive mildew.

Check for rust on garage doors.

Check lamppost and fixture for alignment and rust.

Check overall condition of carriage lamp at front door.

Note brass balls on black iron near front door.

Note any loose black iron (needing to be repointed).

Check for rot at base of front door.

Check for loose bricks on both patio and front walk.

Note other debris around perimeter.

Notify landscaper ahead of painting to cut back any bushes that would impede painting or be a safety issue to workers.

## Appendix C

### Middleton Place Items to Be Painted, with Conditions

Paint all white trim on homes except where there has been a change – aluminum clad, vinyl, fiberglass.

Paint downspouts unless the homeowner has replaced the original downspouts with new factory baked-on dark brown downspouts. Inspect all downspouts for peeling. Color should be Corob Modula HF Latex K33T00254 and Ultradeep 650406333.

Shutters will be painted unless the homeowner has replaced the shutters with enhanced fiberglass, factory-painted Charleston green. All shutters should be inspected for color correctness and fading.

All wrought iron needs to be painted black after wire brushing and/or sanding has taken place.

The front door will be painted Charleston green. As front doors age, some will need to be replaced. Front storm doors have factory baked-on finish. Unless the homeowner requests the aluminum be painted, this door should just be wiped clean.

Garbage can lids shall be painted the same color as downspouts: dark brown.

Garage doors shall be painted unless the homeowner has updated the door to vinyl.

Street lights – Paint those lights within the assigned cluster painting scope. Also paint the street signs (poles only) the wrought iron black.

Paint the decorative lamps atop the brick columns at the front entrance black when the gatehouse is painted.

Paint the back wrought iron gate when painting adjacent homes near the back gate.

Paint the pump houses when assigned cluster homes nearby are painted.

Paint the mail box clusters in rotation, as previously noted.

Paint the Alston Place dry fountain when assigned cluster homes nearby are painted.

Paint the front fountain and pool liner as needed. Sealing and painting are needed to prevent leaks and to inspect wiring and submersible lighting.

Water seal parking lot timbers every 2 years.

When homes are painted, homeowners should be encouraged to have the brass decorative knobs atop the wrought iron polished and sealed.

## Appendix D

### Specifications

Homes scheduled to be painted will be inspected prior to painting, and repairs will be made at the homeowner's expense. The homeowner has the option to address issues him-/herself or have the painter do it for them. In addition, these homes will be pressure washed prior to painting as standard procedure.

### Scope of Work

#### Surface Preparation:

---Previously Coated Surface:

Remove all surface contamination such as oil, grease, loose paint, mill scale, dirt, foreign matter, rust, mold, mildew, mortar, efflorescence, and sealers to ensure sound bonding to the old paint.

---Caulk all joints – on window sills, brick molding around the garage doors, and exterior doors.

---Caulk all trim brick molding around doors, windows, outlets, and vents.

---Patch all nail holes and imperfections with a wood filler or putty, and sand smooth.

---Paint all metal railings as needed. Sand or wire brush loose paint. Use metal primer and black exterior metal paint.

---Remove, sand, prime, and paint shutters.

---Remove rust stain on metal headers above garages and seal with metal primer and paint - homeowner's choice to install white vinyl covering up steel beam.

---Soffits, Gable End Walls, Eaves, and Roof Vents:

Prepare all soffits and overhangs.

Caulk all gable ends and eaves as needed.

Apply high-end latex paint matching original color.

#### Miscellaneous:

---Pick up and deliver all materials.

---Clean work site at completion of job.

---Follow all regulations and by-laws of the Middleton Place Association.

### **Procedures/Processes to Be Employed:**

1. Using a bleach and mildew-removing solution, spray and scrub surface to remove all dirt and mildew.
2. Apply oil-base primer to areas where new carpentry was performed.
3. Sand, scrape, and prime as needed. Some areas may require two coats of primer.
4. Allow ample time for complete drying of oil-base primer.
5. Clean work areas nightly.
6. Conduct walk-around inspection (management company) at completion of work to sign off on all work performed.
7. Remove all debris from work site at completion of work.

### **Guarantee/Annual Inspection:**

Contractor will inspect and touch up any areas 1 year from completion due to fading or caulk shrinkage.

### **Materials to Be Used:** Sherwin Williams

#### Exterior Finishes

Wood - Exterior (Windows, Trim)

Coat 1: B51W00620 – Prep-Rite ProBlock Interior/Exterior Latex Primer/Sealer White

Coat 2: K34W251 - Duration Gloss Exterior Latex Coating White

#### Metal Doors

Coat 1: B66A0050 - DTM Bonding Primer Off-White

Coat 2: K34T254 - Duration Gloss Exterior Latex Coating Charleston Green

#### Shutters

Coat 1: B66A0050 - DTM Bonding Primer Off-White

Coat 2: K34T254 - Duration Gloss Exterior Latex Coating Charleston Green

#### Downspouts

All downspouts are to be painted factory brown. New downspouts are not to be painted. Original factory paint will last a long time if not painted. Color should be Corob Modula HF Latex K33T00254 and Ultradeep 650406333.

**In Addition:**

Street lamps are to be painted along with homes they impact.

Street signs are to be painted when deemed necessary.

Pump houses, gatehouse, stop sign poles, utility boxes, fountain pool, mail box clusters, and garbage cover lids are to be painted as previously noted.

Garage doors, if metal, are to be painted.

Shutters, if metal, are to be painted.

Window frames, if not vinyl, are to be painted.