

# Camino Woods II Homeowners Association, Inc.

22442 San Miguel Way, Boca Raton, FL 33433

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## 2015 House Painting Project

### **An extract from the contract regarding the scope of work**

1. Pressure clean all surfaces to be recoated with a chlorine solution prior to power washing to eradicate the growth of mildew and algae clinging to the surfaces.
2. Sealer coat all exposed exterior stucco surfaces.
3. Remove and replace all loose and deteriorated caulking presently installed at all metal to stucco perimeter joints and where casing meets stucco.
4. Repair cracks in masonry stucco.
5. Paint all exterior stucco surfaces including all soffits and brick veneers.
6. Paint exterior surfaces of all entry doors and frames and garage doors. When registering their color choice, a homeowner will have to option to specify that either or both their garage door and front door should not be painted.
7. Paint all drip caps, gutters and downspouts.
8. Pressure clean, seal and finish coat all previously painted roofs. Note: Coastal Painting Company shall make an inspection for cracked and broken roof tiles prior to performing this service and shall notify Owners of same prior to commencement of work. (Five homes currently fall into this category as the roof has not been replaced since the Association requirement for roofs to be color impregnated flat concrete tile.)
9. Concealed Conditions. There is a possibility that during the painting process, conditions of rotted wood, deteriorated metal, delaminated stucco and peeling of substrates previously not visible will become apparent. Some of these conditions will require an additional charge. In the event that this occurs, the Owner(s) will be made aware of the condition and the fee to remedy the situation.

### **An extract from the contract regarding the Owner(s)/Association responsibilities**

1. The Owner(s) agree to remove any personal items and patio furniture from the areas in order to allow the Painting Contractor to proceed without delay.
2. The Owner(s) agree to prevent vehicles from parking nearby while work is in progress and generally permitting adequate access to the areas to be painted.
3. The Association agrees and shall be responsible for the trimming and/or removal of all foliage clinging to or otherwise obstructing the buildings. The foliage must be cut back a minimum of ten inches from the homes and surfaces to be painted. The Association intends to have Above All Landscape maintenance, Inc. trim foliage accordingly during the scheduled Basic Service and Trim in January 2015. **Any homeowner wishing to take care of trimming foliage themselves, prior to painting, should notify Chuck Lyday (561) 392-9987 who will instruct Above All to exclude them from the schedule.**
4. The Association's designated representative and the Painting Contractor shall transmit all information pertaining to the job and shall not permit unauthorized interference from the residents of the property. Fred Crane is named as the Association's representative.

A copy of the full contract may be viewed on our website attached to the minutes of the board meeting held on December 9, 2014.

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## Additional Options

**Window Frames** – When registering their choice of colors, a homeowner will be able to specify whether or not they require Coastal Painting Company to paint their window frames. If this option is selected the homeowner will pay the \$150.00 fee to Coastal Painting Company.

**Driveway** – Coastal Painting Company have agreed to pressure clean the driveway and footpath, if requested. Again the option will be available when registering your choice. The negotiated fee is \$35.00 or \$50.00 depending upon the length of the driveway which will be determined by the homeowner in consultation with Coastal Painting Company. This fee will also be paid directly to Coastal Painting Company.

The Association has not discussed the painting of driveways with Coastal Painting Company. If you wish to negotiate such a contract then please remember to submit a request for an Architectural Committee Review form to Karen Hill (561) 314-8587 regarding color choice prior to painting.

**Woodwork Repairs** – The Association has contracted with Coastal Painting Company's general contractor, Coastal Construction, to inspect each home and provide the homeowner with a proposal for completing obvious wood repairs prior to painting. Homeowners who accept the Coastal Construction proposal will make payment to Coastal Construction by a specified date (to be determined) and Coastal Construction will have these repairs made prior to the repainting of the homes. Homeowners, however, are free to seek additional proposals and are not compelled to contract with Coastal Construction. If the remedial work is not completed prior to painting then the contract warranty regarding woodwork may be void for your property.

If you wish to remove or replace any architectural features then please remember to submit a request for an Architectural Committee Review form to Karen Hill (561) 314-8587.

## Roof Deviation Agreement (RDA)

The approved color schemes include a paint color for the five roofs that have not been retiled since the Association requirement for roofs to be of color impregnated flat concrete tile.

It may be that some homeowners would prefer to have their roof painted in the approved scheme because their preferred house color scheme is incompatible with the current color of the impregnated roof tiles. To do this, the homeowners will be required to accept the conditions specified in, and sign, the Roof Deviation Agreement prepared for the Association by our attorney. The Association will invoice the homeowner for the cost of executing the agreement and painting the roof.

The agreement can be found on our website <http://caminowoodsii.org/documents/forms.html> or a copy and further details can be obtained from Fred Crane (561) 395-4390.

## Selecting your color scheme

The board of directors plan on sending a separate letter, later this month, to tell you when the approved color schemes will be on display in the Clubhouse and how to register your chosen scheme.

## Paint Committee:

Fred Crane, Karen Hill, Ron Hoekzema, Bob Charbonneau, Sharon McGlynn and Ann Newmann.