

## **REQUIREMENTS FOR MAINTENANCE OF TOWNHOMES**

### **Semi-Annual Inspections Conducted by the ARC Volunteers:**

Major areas of concern not limited to but include:

1. Condition of the wood
2. Color and condition of the paint
3. Condition of the lawn and landscaping
4. Presence of debris or eyesores
5. Overall appearance
6. Roofs

### **Preparation/Painting Specifications:**

1. No spray painting allowed
2. All surfaces should be pressure cleaned or scrubbed clean with a solution of trisodium phosphate (TSP), or Spic & Span combined with household bleach. This will help in removal of dirt, grease, mildew and oxidized old paint.
3. Bare wood should have a primer coat put on first. If this is a repainted area, there is no need for a primer coat. All rusty nail heads should be wire brushed and treated with a metal primer and/or caulked. All damaged or decayed wood should be replaced prior to painting. HINT: Primer/seal all sides and edges where water is likely to splash. Caulking all joints is added insurance against water and rot problems.

4. The top finish coat should be applied by brush or rolled in order to obtain a good protective coat. More coats may be required depending on weather and wood conditions at the time of painting.

Paint should be obtained from Sherwin Williams on Cheney Highway. They have the Titusvillage Section One color (formula #23) on file.

**Shingles:**

The only roofing shingles approved by our association are GAF Elk Timberline Prestique 30 High Definition, color is Weatherwood. These shingles are available for purchase at Bradco in Rockledge.

**Fences:**

Shadowbox only, painted with the same Formula 23 as the townhome.

**All** repairs, replacements or removals to the exterior of the townhome, such as windows, doors, slabs, fences, trees, etc. are to be presented to the Architectural Review Committee for approval. This must be done in writing prior to the onset of the work.

Your cooperation in maintaining your townhome and by following these requirements will help keep our deed restricted community looking great.

