

SECTION 6

PAINTING

OAKMONT VILLAGE ASSOCIATION
ARCHITECTURAL COMMITTEE

PAINING GUIDELINES

The purpose of these Guidelines is to assure a harmonious appearance through careful selection of exterior colors. Sonoma County has four seasons and plenty of sunshine throughout the year. Colors that harmonize with nature are most valued here. Bright colors can create glare and colors that are too dark attract heat. A home will look sophisticated when it is painted in combinations of colors that define its architectural features. Trim paint that compliments the body color completes the exterior design. These Guidelines apply to exterior painting for both maintained and non-maintained areas.

- All exterior painting requires an Application for approval from the Architectural Committee office.
- A palette of body colors and trim colors is available in the Architectural Committee office from which to choose. *This includes twenty new colors in addition to our existing palette.*
- Please select an approved color if your current color is not on the approved palette.
- All units of duplexes, triplexes and four-plexes must be painted the same paint color(s) and at the same time.
- All exterior finishes must be flat or eggshell, except for doors, which can be semi-gloss.
- The homeowner is entirely responsible for the quality of both the paint and its application.

Painting your home

Recommendations to maximize your curb appeal.

House Body Color

Sonoma County has four seasons and plenty of sunshine throughout the year. Colors that harmonize with nature are most valued here. Bright colors can create glare and colors that are too dark attract heat. A home will look sophisticated when it is painted in combinations of colors that define its architectural features. Trim paint that compliments the body color completes the exterior design.

Trim for windows:

Large windows are a great feature on a home. Expand their visual impact by painting the window trim. White window frames are best in a light trim. This color does not have to match but enhance the frames. Dark windows are accented with a dark trim.

Trim for the roof:

Dark accent paint on gutters and eaves defines the roof and outlines it. A light trim minimizes the roof and extends the body color. Either approach gives the home more architectural detailing.

Front Door:

The entrance to your home is a focal point. Paint it a rich color that contrasts and compliments the house colors. It will say "Welcome!"

Painting your home

Recommendations to maximize your curb appeal.

Garage Doors:

Garage doors tend to be large and lack detail. They are best painted the house body color. The focus will go to your front door and windows. White pre-painted doors have an unfinished look and seldom tie into the home's color scheme.

Brick:

All building materials have a color to them. Brick can vary from dark red to pink. Paint colors such as taupes, peach and some browns will clash with pinkish brick. Either paint over the brick or choose a color that compliments it, such as cream and sage greens.

PAINING

SAMPLE CONTRACT DOCUMENTS

REQUEST FOR PROPOSAL

CONTRACTOR RELEASE

GENERAL CONDITIONS

SPECIFICATIONS

_____ HOME OWNERS ASSOCIATION

Attn: _____

Request For Proposal

_____ Home Owners Association
Exterior Painting: ____ Units

_____ Home Owners Association will accept written proposals for the exterior painting of _____ units until _____ at _____, Santa Rosa, CA 95409.

The work includes but is not limited to pressure cleaning, removal of deteriorated paint, priming areas as required, painting of trim, gutters, facia, shutters and the exterior of the buildings at the enclosed listed addresses.

All work is to be performed in accordance with the enclosed Conditions and Specifications and general accepted practice of the industry.

Please contact _____ to arrange an inspection of the work.

Yours truly

Chairman

_____ Home Owners Association

_____ HOME OWNERS ASSOCIATION

CONTRACTOR RELEASE OF CLAIMS

CONTRACT DATED _____ for the repainting of _____
_____ units of _____ HOME OWNERS ASSOCIATION.

In consideration of the sum of _____

of which _____

has already been paid and _____

which is to be paid by the Association under the above mentioned contract, the undersigned Contractor does, and by receipt of said sum shall, for itself, its successors and assigns, remise, release, and forever discharge the Association, its officers and members of and from all liabilities, obligations and claims whatsoever in law and in equity under or arising out of said contract.

The release has been executed this _____ day of _____
_____ 199 .

By _____

HOMEOWNERS ASSOCIATION
BUILDING PAINTING

GENERAL CONDITIONS

1. SITE - Bidders shall inspect the work and all documents pertaining to the work and satisfy themselves as to all requirements for satisfactory completion.

2. CODES & REGULATIONS - Bidders shall warrant that they are informed of the requirements of pertinent state, local and federal codes, regulations, laws/ordinances and rules pertaining to this work. Such codes, regulations, laws/ordinances and rules shall be considered as part of these Conditions and Specifications.

3. CONTRACTURAL - Contractor shall indemnify Association against, and save and hold him harmless from all liability and claims, demands, damages, and costs of every kind and nature, including attorney's fees, and shall, upon request of Association, defend all suits for injury to or death of any and all persons including, without limitation, injuries to or death of employees

4. WAIVER OF LIENS - Is agreed that no lien shall be filed at any time against the premises upon which the work is performed, or any part thereof, by the Contractor or any other person employed by or furnishing labor, services, equipment, or materials to the Contractor or any of his Subcontractors for, in or about the performance of the work.

5. INSURANCE - Contractor shall purchase and maintain such comprehensive general liability and other insurance to include but not be limited to the following types of insurance with a provision that the policy or policies will not be canceled or reduced in coverage until fifteen (15) days after written notice given to the Association.

a. Worker's Compensation

b. Comprehensive General Liability Insurance, with limits not less than \$300,000.00 combined single limit for bodily injury and property damage; or split limits for bodily injury, \$300,000.00 and property damage, \$100,000.00. Coverage requirements are:

1. Contractor's Operations
2. Blanket Contractual
3. Completed Operations and/or products
4. Contractors Protective (sub-let)
5. Autos owned and non owned

NOTE: Certificates of Insurance must be in Association possession prior to the Contractor commencing work.

6. SCHEDULE - Bidder shall advise his proposed painting schedule in _____ 19__.

HOMEOWNERS ASSOCIATION
BUILDING PAINTING

GENERAL CONDITIONS con't.

7. COLOR - All units shall be painted in the existing colors or in accordance with the color listing furnished by the Association. No color changes are to be made by the Contractor at the request of the home owner without the written approval of the Association. Extra costs associated with changes shall be quoted separately as the home owner will be responsible to the Association for these costs.

8. SPECIAL - Extra costs due to home owner special modifications (sun screens, etc.) shall be quoted separately. The extra cost for material and work is to be quoted separately as the home owner is responsible for the additional costs.

9. EXTRA WORK - Work outside the scope of the contract shall not be performed by the Contractor without an EXTRA WORK ORDER authorizing such work and providing for payment for such work.

10. PROTECTION - The Contractor is specifically cautioned that existing natural and man-made features, including trees and shrubs, sidewalks and curbs, etc. are to be left in place and protected from damage.

11. NOTICE - Residents shall be given three (3) days advance notice by the Contractor when work is to be performed.

12. PAYMENTS:

a. The Association will certify Progress Payments on the following schedule:

Materials Advance:	\$ _____
Retention: 10% of Contract Price	
1 st Progress Payment 50% complete (less 10%)	\$ _____
Substantial Completion (less 10%)	\$ _____

b. Final Payment: Final Payment up to 100% of the contract sum and costs to be reimbursed including the retained percentage which has not so far been certified will be made within forty (40) days of filing of the Notice Of Completion, or if no Notice of Completion is filed within ten (10) days of the date of completion as defined in the Code of Civil Procedure, then within ninety (90) days from such date of completion. Contractor's final statement must be submitted at least fifteen (15) days prior to the date of final payment.

c. Contract Release - Prior to final payment, the Contractor shall execute a Contract Release to the Association as a waiver of all claims by the Contractor and that all indebtedness connected with the work for which the Association or the Owners of the property might in any way be responsible, have been paid or otherwise satisfied.

HOMEOWNERS ASSOCIATION

BUILDING PAINTING

SPECIFICATIONS

Painting: Exterior

1. In problem mildew areas and under the eaves, special spraying and cleaning shall be performed with a concentrated fungicide solution.
2. Units shall be completely washed with fungicide injected into the wash water to kill mildew or other satisfactory method to ensure mildew removal.
3. Units shall be pressure washed to remove dust, dirt, loose paint, grease and other foreign material before building preparation.
4. Preparation - scrape and sand all loose and peeling paint areas; separated siding joints shall be caulked and finished to match adjoining surface; cracks, holes and imperfections in siding and trim shall be filled and finished to match adjoining surfaces; plywood siding with cracking and checking shall be filled with an elastomeric or other approved undercoating; gutters shall be stripped of loose paint and primed with a suitable primer. All corrected areas shall be primed.
5. Windows shall be masked and hardware removed or otherwise protected and landscaping protected from over spray and paint. Vehicles in the work area shall be protected from over spray and wind blown paint.
6. Paint shall be manufacturer First Quality material supplied in unopened containers and applied in accordance with the manufacturer's recommendations, evenly, free of brush marks, sags, runs, over spray and in a thorough and workmanlike manner at the standards of the trade to all exterior surfaces.
7. Siding, trim, eaves, etc. shall receive one coat of _____ (if a substitute paint brand is used by the Contractor, the Contractor shall guarantee the compatibility of the existing paint with that paint supplied by him) to match the existing color or authorized new color.
8. Gutters, shutters and fascia shall receive one coat of _____ unless otherwise noted.
9. All roof metal shall be cleaned and receive one coat of _____ to blend with the roof color.
10. Exterior side of the painted front door shall receive one coat of _____ (or other approved paint) of the

