

Exterior Paint and Stain Policies

Revised 04/06/2018

“TAKE THIS DOCUMENT WITH YOU TO THE PAINT STORE.”

The House:

There are a couple of major Achilles' heels in our type of stucco homes; the parapets (extension of outer wall above the roof plane) and the seam between the windows and the outer stucco wall. Both of these have a tendency to crack in the Arizona weather which causes our homes to expand and contract and must be checked in early spring just after the annual freeze and again just before the monsoons. Cracks in the parapet and window will allow water into the space between the outer stucco wall and the wall structure. This moisture can cause mineral leeching, wall structure wood to expand and crack the outer stucco wall, and may damage the inner wall mason board and carpeting.

Cracks should always be repaired before painting. Small cracks (1/32" or less) in the outer stucco wall can be sealed by using high quality paint. Small cracks in the parapets must be sealed with high quality paint when first discovered. Bigger cracks or bulging in the parapet requires new stucco reconstruction. Cracks between the window frame and the outer stucco wall must be sealed with a high quality flexible silicone caulking (clear is preferred).

Stucco needs to breathe: Another thing to check is the gap (some homes were built without a gap) below your outside stucco wall. There should be a small (1/4 – 3/4" screened gap just between the bottom of the outside stucco wall and the concrete slab to allow air flow between the wall structure and the outer stucco wall. This is crucial to prevent fungus or mold from growing which can be a major problem. Look to see if patio slabs or pavers have blocked this flow. Also, this is one of the places where you may find termite tubes.

The Outside Wood:

Our wood beams and poles also suffer from the Arizona weather. Dry rot (brittle and crumbling to a dry powder) and splitting are common. The dry rot wood must be replaced before staining or painting. Split wood that is not structurally compromised can be left alone or it can be filled with tinted wood filler. The wood filler should be tinted to match because it doesn't stain the same as the wood. Wood fillers, in general, do not have a long life, may have to be replaced yearly and are not recommended.

The Roof:

Our roofs are designed to reflect the sun and rapidly repel water through the roof drains. Three problems come to mind: blocked roof drains (pine needles, leaves, etc.), uneven roof surface with low spots that collect standing water, and cracked asphalt roof base usually around sky lights and roof vents. Blocked drains can cause the asphalt roof base to rot due to water pooling on the roof surface. These must be repaired before re-coating. Large cracks must be reinforced with roof cloth and coating. The redwood supports under the A/C units must have freedom to move and therefore should not be painted or caulked in any way.

The Painter/Contractor:

The ARC recommends that you hire an experienced painter rather than doing it yourself unless you are skilled in this type of work. Crack patching requires skill to prevent surface texture inconsistencies that show up as checker board, tic-tac-toe, or visible lines after painting. Depending on surface texture most homes need more than one coat of paint sprayed on and back rolled to prevent light and dark areas. An even application of paint is required to obtain maximum longevity and an acceptable appearance. A list of contractors can be found on our web site <http://www.thespringshoa.org> under "Useful Numbers."

Questions to ask before hiring a person to paint your house:

- Are you using the paint approved by the HOA?
- Are you insured and bonded?
- Do you have any references'?
- Are you familiar with parapet swelling and cracking?
- Do I need to have my parapets replaced?
- Is my stucco water damaged?
- Which cracks can be painted over and which need to be repaired?
- If you do repair cracks will the surface texture change be visible after painting?
- How many coats of paint will you use?
- Will you check my roof condition when you are painting the inside of the parapets?
- For how many years do you guarantee your work? (at least 5)
- Will you spray paint and back roll to achieve a consistent result.

Questions to ask before hiring a person to stain your wood:

- Are you insured and bonded?
- Do you have any references'?
- Are you using the HOA approved stain or paint?
- Can my wood be stained? (preferred)
- My wood is the wrong color. Can you restore it to an approved color?
- Is there any dry rot?
- How often do I need to re-stain?

Questions to ask before hiring a person to paint your roof:

- Are you insured and bonded?
- Do you have any references'?
- Are you aware that you do not paint the redwood supporting the Air Conditioning Unit?
- Are there any cracks or soft spots?
- Will you check my stucco parapets for cracking while you are on the roof?

HOA Approved Paint Codes & Suppliers

House, Garage Door, and Stucco Walls

All houses to be painted must provide a paint sample to the Architectural Review Committee (ARC) before painting if using other than Sherwin Williams, Wal-Mart, True Value, or Dunn Edwards formulas.

1. True Value – Green Valley Continental Plaza – Phone 520-648-7539

Ask for The Springs HOA 10% discount (not to be used with any other promotional discount).
Hedgehog – HPX-D 100% Acrylic base

1 Gallon

	OZ	Half Shots
CZ	1	7
IZ	-	35
LZ	3	8

5 Gallons

	OZ	Half Shots
CZ	5	35
IZ	3	31
LZ	15	40

2. Sherwin Williams, 1802 W Grant Road #109, Tucson, AZ – Phone 520-323-8080

Ask for "New Hedgehog" Exterior Latex Flat (Deep Base B3 WJ 53)

1 Gallon A80W00153-640392247

BAC Colorant	OZ	32	64	128
B1-Black	-	22	1	-
R2-Maroon	-	9	-	-
Y3-Deep Gold	-	53	1	1

5 Gallons

BAC Colorant	OZ	32	64	128
B1-Black	2	48	1	-
R2-Maroon	-	45	-	-
Y3-Deep Gold	8	12	1	1

3. **Wal-Mart #1411**, 18705 S. I-90 Frontage Road, Sahuarita, AZ 520-625-3808

5 Gallons

Exterior / Flat	ID: Custom Color
Color Place 15 Year	Can: 5 gal
B – 5Y21.000/48	Base Accent
C – 11Y34.500/48	
F – 2Y7.500/48	
KX – 40Y31.000/48	

4. **Dunn Edwards**

4320 E Speedway Blvd, Tucson, AZ 85712
(520) 327-6011

“Springs Hedgehog” 1013-2435-1016

EVSH10-2; **1 Gallon** M Y Notation /48 EVSH10-2; 5 Gallons

04: 2 Y+ 44.639

04: 14 Y+ 31.195

08: 0 Y+ 27.878

08: 2 Y+ 43.390

13: 0 Y+26.378

13: 2 Y+ 35.890

Front Doors & Security Screens, Patio Gates & Fences

Front doors must be painted one of the five approved colors below or may remain the natural wood color as provided by the developer.

Security doors and screen doors must be painted to match the color of the main entry door, black, rustic iron finish or the exterior of the house. Patio gates, fences, and other iron work must be painted to match the exterior of the house, black, rustic iron finish (patina), Secret Porcelain, Raintree Green dark, or they may be wood. Other iron work (e.g. trellis) must be painted to match the exterior of the house ONLY. Currently we have two suppliers for the paints listed below.

1. **True Value – Green Valley** Continental Plaza – Phone 520-648-7539

Ask for The Springs HOA 10% discount (not to be used with any other promotional discount).

- Approved colors:
- Secret Porcelain (old color – Santa Rita Green light)
 - Raintree Green dark
 - French Red
 - Aged Plum
 - Palapa

Wood Beams & Poles

Currently we have two suppliers for your outside wood beams and poles. These should be stained with CEDAR BARK Oil-Based Stain or Cedar Bark Ext Satin Paint. If primer needed due to switching from stain to paint used the use Zinsser 123 Primer then paint with the colors listed below.

1. **True Value – Green Valley** Continental Plaza – Phone 520-648-7539
Ask for The Springs HOA 10% discount (not to be used with any other promotional discount).

Cedar Bark **Stain**

1 Gallon

	OZ	Shots
CZ	3	24
IZ	1	36
KXZ	3	20
LZ	1	32

Cedar Bark **Exterior Satin Paint SHP-D**

1 Gallon

	OZ	Shots
BZ		22
CZ	3	43
IZ	3	3

2. **Dunn Edwards**

4320 E Speedway Blvd, Tucson, AZ 85712
(520) 327-6011

“Springs Cedar Bark Paint”

EVSH10-2; 1Gallon U Y Notation /48

04: 7 Y+ 9.535

08: 0 Y+ 42.129

13: 0 Y+ 21.252

14: 3 Y+ 26.267