

The Springs at Santa Rita HOA

Exterior Paint Policies Revised **09/10/2024**

TAKE THIS DOCUMENT WITH YOU AND/OR SEND WITH YOUR CONTRACTOR TO THE PAINT STORE

HOA Approved Paint Colors

HOUSE, GARAGE DOORS, AND STUCCO WALLS

To conform with design guidelines which state that The Springs will reflect an architectural quality and style consistent with the natural beauty of the Sonora Desert and Green Valley, all houses shall be painted to result in a **flat** appearing finish.

The approved color for all houses, garage doors, and stucco walls in The Springs is **Benjamin Moore "Clay," #1034** in flat finish. Garage doors **only** may be either flat or satin finish.

Homeowners are not limited to using Benjamin Moore paints; however they must use the Benjamin Moore color. Most paint stores can use their computer to get the formula for Benjamin Moore colors or homeowners can get a paint sample chip (make sure to choose "Clay" #1034) and have the paint supplier use that to make a match.

ENTRY DOORS, SECURITY DOORS, SCREEN DOORS, PATIO GATES, AND IRONWORK

Entry doors must be painted one of the twelve approved colors below, or the color of the beams, or may remain the natural wood color.

Security doors must be painted to match the color of the main entry door or black, or the exterior of the house, or the beams, or may be rustic iron finish. The screens must be the color of the frame, black, or tan.

Patio gates, fences, and other iron work (e.g. bars attached to garden walls) must be painted to match the exterior of the house, or black, or rustic iron finish (patina), or they may be wood. **Other iron work** (e.g. an attached trellis) must be painted to match the exterior of the house ONLY.

Screen doors must have natural wood, black, or house color frames and the screens must be black or tan.

All colors are Benjamin Moore. Benjamin Moore paints are available locally at Green Valley Ace Hardware and Sahuarita Ace Hardware.

"Seduction" (Purple) #1399

"Amarillo" (Yellow) #320

"Home on the Range" (Green) #483

"Aquarius" (Blue) #788

"Vermilion" (Dark Orange) #2002-10

"Ryan Red" (Burnt Orange) #1314

"Black" (Black) #2132-10

Original door colors are still valid, however the colors are now from the Benjamin Moore palette.

(Old: Secret Porcelain) Benjamin Moore #676 "Spirit in the Sky"
(Old: Raintree Green Dark) Benjamin Moore #602 "Gondola Ride"
(Old: French Red) Benjamin Moore #1274 "Warm Earth"
(Old: Aged Plum) Benjamin Moore #1449 "Pinch of Spice"
(Old: Palapa Beige) Benjamin Moore #1018 "Shabby Chic"

WOOD BEAMS AND POLES

Wood beams and poles are to be painted Benjamin Moore "Fort Sumpter Tan," #1119.

SCUPPERS AND DOWNSPOUTS

Scuppers should be painted the house color or "Warm Earth" #1275. Downspouts must be the color of the house or "Shabby Chic" #1018.

ADDRESS LIGHT FIXTURES



Address light fixtures (see photo) are to be painted in the house color or the beam color.

HELPFUL HINTS

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. They 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 checkerboard, 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?