

# TIMBERVIEW

## Exterior Paint & Stain Application Guidelines

Timberview Residents: **Before** starting any Paint/Stain project, please review these guidelines with your contractor and submit a **signed** copy of this document to Timberview Cluster HOA.

### Entire Building Painting and Staining

Various factors impact the number of years that Entire Building Painting and Staining events can be expected to last, and factors can vary among buildings and from year to year. Factors include: exposure to direct sunlight, severity of winters, weather extremities, lightness or darkness of colors, the condition of the underlying wood, quality of sanding, priming and caulking preparation, the number of coats applied, application technique, the use of proper products and materials, etc.

Accordingly, there is no fixed periodicity for Entire Building Painting and Staining, and scheduling is condition-based as determined by Annual Inspections. In general, Entire Building Painting and Staining should last a minimum of 5 to 7 years. However, partial replacement and painting of wood trim and doors is typically required more frequently.

#### I. AREAS TO BE PAINTED

- A. All exterior cedar siding on houses and garages and cedar fencing are to be stained using the products and colors specified for that area.
- B. All exterior wood trim on houses, garages, and windows, garage and entry doors, rear deck and patio doors, etc. are to be painted using the products and colors specified for that area.
- C. Trim and Doors: All exterior wood trim and garage and entry doors within each building should be painted concurrently with Entire Building Painting and Staining is done. Additionally, the replacement and painting of sections of wood trim and doors may be required if they become damaged or exhibit wood rot. When replacing damaged or rotted wood trim, the use of composite wood products; e.g. PVC, etc. is strongly recommended, especially in areas with limited access and direct sun exposure; e.g. chimney caps, areas between window dormers, etc.

#### D. Siding and Fencing

- a. Sections of siding and fencing should be replaced and stained as needed, as they become damaged or exhibit wood rot. If sections of siding or fencing require maintenance that is not coincidental with Entire Building Painting and Staining, special care should be taken to ensure affected sections are stained to blend with adjacent sections to ensuring uniformity of appearance within the building.
- b. To ensure the uniformity of all exterior cedar siding and fencing within a building, all homes must be stained at the same time i.e. in the same year, when Entire Building Painting and Staining is required, using only the products, materials and colors specified in Timberview's Architectural Design Standards.

E. A minimum of two coats of paint and stain should be applied to all areas.

## II. PRODUCTS

- A. All paint and stain product, material and color specifications are provided in Timberview's Architectural Design Standards. No product, material or color substitutions are permitted without prior written authorization of Timberview Cluster Association Board of Directors. All materials must be in their original containers complete with the manufacturer's label, except materials blended on site prior to application.
- B. If when doing any exterior painting or staining, there appears to be any product, material or color mismatches with adjacent homes, work should be stopped until the cause of the mismatch is determined and corrected.

## III. SURFACE PREPARATION

- A. **Peeling:** All loose and peeling stain or paint should be removed. Scraping and sanding by hand or machine sanding are acceptable methods.
- B. **Power Washing:** All wood surfaces are to be prepared using a quality cleaning solution. Surfaces should be free of all dirt, surface film, blistered paint or any materials that will not allow proper paint or stain adherence and adversely affect the final appearance. Small sample areas should be tested to ensure the desired results will be achieved. Excessive water pressure can cause damage to wood surfaces.
- C. **Gutters and downspouts:** All should be removed and reinstalled or replaced as part of the job. Once removed, underlying fascia board and trim should be inspected for mildew and wood rot. Damaged or rotten sections should be replaced. All fascia board and trim should be primed and painted before reinstalling the gutters and downspouts. Gutters and downspouts that have aged such that their finish is discolored or cannot be restored by cleaning, should be painted to match the house trim, or replaced.

- D. **Mildew Removal:** All wood trim and siding should be inspected for mildew and tannin bleed. All mildew and tannin bleed stains must be completely removed prior to paint and stain application.
- E. **Wood replacement:** All rotted or damaged wood should be replaced. Replacement wood should be back primed or stained prior to installation to reduce potential moisture damage. The replacement of wood trim with composite that will not rot is highly recommended, especially in areas that are not easily accessible or visible, or that are shaded and damp, such as chimney tops and between window dormers.
- F. **Nails:** All nails should be hammered flush or re-nailed to eliminate protruding nail heads.
- G. **Old Caulking:** Old caulking should be removed, as practical, and the associated areas should be recaulked using specified caulking materials.
- H. **Finger Joints:** All finger joints should be primed.
- I. **Knots:** All knots should be sealed with an alkyd based knot sealer.

#### IV. APPLICATION

- A. The order of application should be priming, followed by caulking, and followed by application of final coats of paint or stain.
- B. Contractors should comply with all local, state and federal health, safety, environmental and fire regulations.
- C. Paint or stain should not be applied over wet or damp surface areas or when rain is imminent.
- D. All cracks should be caulked to be full, level and smooth with the adjoining surfaces. Areas that have been scraped or show bare wood should be properly primed, and a minimum of 48 hours under favorable weather conditions should elapse before any final coats of paint or stain can be applied.
- E. All paint or stain should be mixed thoroughly before and occasionally while applying. If the job requires more than one batch, they should be blended together.
- F. Contractors should follow the label instructions and apply paint and stain evenly with a brush or roller. If any paint or stain is first applied using spraying, it must then be brushed or backrolled.
- G. A minimum of two (2) coats of paint and stain should be applied.
- H. Contractors should produce a properly painted surface i.e. one that is uniform in appearance, color and sheen, and one that is free of foreign materials, lumps, skins, runs, holidays, misses, strike-throughs or insufficient coverage. It should be free of drips, splatters or spills caused by the contractor.
- I. Contractors should be responsible for any shrubs, plants or landscaping items damaged during the course of his work. Contractors are also responsible for adjacent surfaces and items not part of this work from splattering, spillage and overspray.
- J. Contractors should be required to clean up the job site at the end of each day, removing any debris created.
- K. Contractors should remove spills and overspray from adjacent surfaces and restore to original condition or replace with new materials to the satisfaction of the owner.

**V. TIMELY COMPLETION**

- A. Contractors should complete each job within 30 calendar days unless impacted by bad weather, for which extra days should be allotted.
- B. All work should be performed Monday through Saturday.

**VI. INSURANCE AND WARRANTY**

- A. Homeowners should require contractors to provide proof of insurance and/or being bonded before signing a contract. Contractors should guarantee their work, which should be stipulated in the contract. Based upon the manufacturer provided information for the paint and stain products, reputable contractors should be willing to guarantee their exterior siding stain, door paint and wood trim for a minimum of four to five years.

**VIII. COMPLIANCE**

- A. Violations of the provisions of this guideline by lot owners, tenants, or guests will subject to the homeowner to remedial or legal action pursuant to the Timberview Cluster Association governing documents.

Contractor: \_\_\_\_\_

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone/ Email: \_\_\_\_\_

I understand the guidelines for Timberview Cluster Exterior Paint & Stain Application and agree to adhere to the standards, as written.

Signed/Date: \_\_\_\_\_

Resident Name: \_\_\_\_\_

Address: \_\_\_\_\_

Date work to be completed and description of work: \_\_\_\_\_

Please submit a completed copy to Sentry Management

Kevin Miller  
kevin.miller@sentrymgt.com

602 South King Street Suite 400  
Leesburg VA 20175

540-751-1888 ext 56604

540-751-1899 (fax)

# TIMBERVIEW *Standard Color Codes*

SHERWIN-WILLIAMS 3385 09/27/19  
703-471-1484 Order# 0366312

EXTERIOR STAINS  
WOODSCAPES LATEX  
FLAT STANDALONE

**TIMBERVIEW GRAY**  
CUSTOM SHER-COLOR MATCH

CCE#COLORANT	OZ	32	64	128
W1-White	-	10	1	1
B1-Black	-	45	-	1
R2-Maroon	-	8	1	1
Y3-Deep Gold	-	56	1	-

ONE GALLON DEEP  
A15W00053 640333522

**SIDING**

**NOT RECOMMENDED FOR USE ON VINYL**

Non Returnable Tinted Color  
CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0366312-002

SHERWIN-WILLIAMS 3385 09/27/19  
703-471-1484 Order# 0366312

EXTERIOR STAINS  
WOODSCAPES LATEX  
FLAT STANDALONE

**3049 MONTEREY TAN**  
SHER-COLOR FORMULA

CCE#COLORANT	OZ	32	64	128
W1-White	-	28	1	-
B1-Black	-	49	1	-
N1-Raw Umber	-	48	-	1
R2-Maroon	-	9	1	1
Y3-Deep Gold	2	55	-	1

ONE GALLON DEEP  
A15W00053 640333522

**NOT RECOMMENDED FOR USE ON VINYL**

Non Returnable Tinted Color  
CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



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SHERWIN-WILLIAMS 3385 09/27/19  
703-471-1484 Order# 0366312

EXTERIOR STAINS  
WOODSCAPES LATEX  
FLAT STANDALONE

**3024 RIVER BIRCH**  
SHER-COLOR FORMULA

CCE#COLORANT	OZ	32	64	128
W1-White	2	9	-	-
B1-Black	2	2	-	1
R2-Maroon	-	7	-	1
Y3-Deep Gold	-	45	-	1

ONE GALLON DEEP  
A15W00053 640333522

**NOT RECOMMENDED FOR USE ON VINYL**

Non Returnable Tinted Color  
CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0366312-002

SHERWIN-WILLIAMS 703385 04/13/23  
703-471-1484 Order# 0456651

EXTERIOR ARCHITECTURAL  
LATITUDE ACRYLIC LATEX  
GLOSS COROB MODULA HF

**922 AMBER WHITE**  
SHER-COLOR FORMULA

CCE#COLORANT	OZ	32	64	128
N1-Raw Umber	-	1	1	1
Y3-Deep Gold	-	1	-	1

QUART EXTRA WHITE  
K64W00051 651201626

**NOT RECOMMENDED FOR USE ON VINYL**

Non Returnable Tinted Color  
CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0456651-001

SHERWIN-WILLIAMS 703385 03/27/20  
703-471-1484 Order# 0378361

EXTERIOR ARCHITECTURAL  
RESILIENCE LATEX  
SATIN COROB MODULA HF


**TIMBERVIEW GARAGE**  
CUSTOM MANUAL MATCH

CCE#COLORANT	OZ	32	64	128
B1-Black	-	12	1	-
R2-Maroon	-	2	1	1
Y3-Deep Gold	-	28	-	1

ONE GALLON EXTRA WHITE  
K43W00051 640413548

**NOT RECOMMENDED FOR USE ON VINYL**

Non Returnable Tinted Color  
CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0378361-002

SHERWIN-WILLIAMS 3385 09/27/19  
703-471-1484 Order# 0366312

EXTERIOR ARCHITECTURAL  
RESILIENCE LATEX  
SEMI GLOSS STANDALONE

**TIMBERVIEW NAVY**  
CUSTOM MANUAL MATCH

CCE#COLORANT	OZ	32	64	128
W1-White	-	5	1	1
B1-Black	-	25	-	-
L1-Blue	-	32	1	-
R3-Magenta	-	16	1	1

QUART ULTRADEEP  
K44T00054 650105380

**NOT RECOMMENDED FOR USE ON VINYL**

Non Returnable Tinted Color  
CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0366312-002