

## **BIXBY VILLAGE COMMUNITY ASSOCIATION**

**Specification No. 106    Date: January 10, 2006 Revised 12/11/10**

Subject: Approved Exterior Paint Colors and Materials

### ***A. GENERAL***

1. The architectural standards of this master planned community include a pre-approved paint palette designed to ensure and maintain the aesthetic value and visual integrity of streetscapes within the community, to harmonize the exterior design and colors in relation to other dwellings and structures within the community, and to eliminate individual requests for change of building paint colors.
2. No building, fence, wall or other structure shall be commenced, erected or maintained in the community, nor shall there be any addition to or change in the exterior of any residence, structure or other improvement including, without limitation, the painting of exterior walls and fences, unless plans and specifications therefore have been submitted to and approved by the Association's Architectural Committee and Board of Directors.

### ***B. WORK SPECIFICATION***

1. All painting and repair work must be done with quality construction materials and workmanship and according to generally accepted construction standards. All work must be sanded, primed, and painted, and if necessary painted with more than one coat for complete and uniform color coverage.
2. The work to be done consists of furnishing all paints, labor, tools, equipment, scaffolding and all other necessary equipment and supplies to perform a complete and thorough job of repainting the designated surfaces for the above named job. Each item or area in these specifications is described by the most commonly used name and the contractor shall verify the areas that are to be painted.
3. The contractor's operations for the preparation of paints and storage of materials shall be limited to a designated area, and such space shall be kept clean and orderly at all times. The contractor shall employ all safety measures during operations for the prevention of fire.
4. The contractor shall at all time take necessary steps to protect the public and all property from damage, and shall be responsible for any and all kinds of damage to the work or property caused by the contractor's employees.
5. Safety shall be of the utmost importance at all times. In order to safeguard BVCA residents and contractor personnel, the contractor shall provide barricades and

- appropriate lights to warn of obstructions. Upon completion of the work and before acceptance and final payment, the contractor shall remove all contractor-provided equipment, storage containers, rubbish, excess material, and any other debris related to the contractor's operations.
6. Dunn-Edwards is the exclusive supplier of exterior paint for BVCA. All materials herein specified are Dunn-Edwards products listed by name and number, unless otherwise noted. . All products to be first quality, and comply with applicable health, safety, and environmental regulations.
  7. All work shall be performed by experienced, skilled craftsmen. Surface preparation shall be in accordance with standard of the Painting and Decorating Contractors of America. All finishes shall be applied evenly and be free from runs, sags, skips, crawls, or other defects.
  8. Paints shall be applied in accordance with the manufacturer's printed directions. Painting shall not be done when the temperatures become extreme. Precautions should be taken when temperature exceeds 90° F, or when the temperature falls below 50° F. The new and old coatings must be compatible. The determination of compatibility may be accomplished through examination of the owner's records, laboratory analysis, or by field-testing.
  9. A variety of cleaning and removal systems are available for the painting contractor to employ. The use of any one or a combination of more than one is dependent upon the condition of existing coatings, the material applied, and the substrate involved. Because of varying substrates, the selection of tools must be left to the painting contractor, with consultation with the specification service and the owner's agent.
  10. All sides of in-ground or unexposed exterior lumber shall be treated with Jasco "Green" Termin – 8 Wood Preservative.

### **C. PAINT COLOR SPECIFICATIONS**

1. Building paint colors for hardboard siding and under the eaves have been assigned a Bixby Village color code number (below). These code numbers are available from the office of the property management company or the Architectural Committee. The Dunn-Edwards paint stores in Long Beach #14 (2211 Bellflower Blvd. [1-800-488-6785]) and Westminster #27 (15261 Beach Blvd. [1-800-735-0526]) have a record of the approved paint code numbers that correspond to Dunn-Edwards' paint tint formulas for the particular type of paint.
2. Patio gates, patio covers, and patio lattice work must be painted white to match the trim of the residences. (BVCA Rules & Regulations §§ 17.6.4 - 17.6.6.)

3. Original wood garage doors must be painted white to match the trim of the residences. No painting on manufactured metal garage doors.
4. BVCA 2011 Paint Color Specification:

#1 BIXBY VILLAGE DARK GREEN -OQ 422  
#2 BIXBY VILLAGE CARAMEL -ICI 421  
#3 BIXBY VILLAGE DARK BLUE -OQ 406  
#4 BIXBY VILLAGE MOCHA -DE 3029 EXPRESSO  
#5 BIXBY VILLAGE COOL GRAY -DEC 795 GRAY PEARL  
#6 BIXBY VILLAGE WARM GRAY -FR 8694  
#7 BIXBY VILLAGE LIGHT BLUE -OQ 405  
#8 BIXBY VILLAGE VANILLA -ICI 649  
#9 BIXBY VILLAGE LIGHT GREEN -DE 6256 TURTLE TRAIL  
#10 BIXBY VILLAGE CAMEL -DEC-726 ADOBE  
#11 BIXBY VILLAGE WHITE TRIM - DEW 339 Bone China

#### **D. EXTERIOR METAL**

1. Remove all loose and peeling paint, dirt, chalk, and all surface contaminants that shall interfere with adhesion of subsequent coats, without damaging the substrates of adjacent areas.
2. Wire brush all loose and peeling paint and dust all surfaces before spot priming or applying finish coats.
3. Power wash all areas to be painted, and use a mild detergent solution such as MI-T-M's surface prep if required. Then rinse with clean, clear water until all residue has been removed from all surfaces. Allow the surfaces to thoroughly dry before proceeding with preparation or painting.
4. After washing the surfaces, the areas must be carefully examined for cracking, blistering, peeling or flaking of existing paint. All loose, unsound, or non-adhering paint must be removed.
5. Mildew may be dealt with at this time by metering a mildewcide in the power wash. If not metering a solution in the power wash, scrub affected areas with the following solution:

Household Bleach (Clorox) 1 Quart  
Add warm water to make 1 Gallon

Or use a commercially available mildewcide. Rinse all surfaces with clean, clear water to remove any remaining residue. Severe mildew may require additional treatment. Again allow the surfaces to thoroughly dry before proceeding with preparation or painting.

Caution: Bleach may be harmful to eyes, clothing, and surrounding vegetation, so take all precautions to ensure safety.

6. Power sand or hand sand all areas of loose, unsound, or non-adhering paint. All thick edges of the remaining paint shall be feather edged, filled as necessary, and then dusted.
7. Rust, scale, and corrosion should be removed either by power sanding or hand sanding and spot primed with the appropriate primer or finish coat as stated in the Finish Schedule.
8. Degloss all glossy and previously enameled surfaces to provide a roughened surface or “Tooth” for good adhesion of subsequent coats.
9. Spot prime all patched and sanded areas with the appropriate primer or finish coat as stated in the Finish Schedule.

### **Exterior Metal Finish Specification**

#### Gutters, Downspouts, Louvered Vents, Flashing, Chimney Caps

Spot Prime	GALV-ALUM, Galv./Alum. Metal Primer (43-7)
First Coat	EVERSHIELD, 100% Acrylic Ext. Masonry Finish –EVSH10
Second Coat*	EVERSHIELD, 100% Acrylic Ext. Masonry Finish –EVSH10

#### Wrought Iron Entry Gates, Fencing, Streetlights

Spot Prime	CORROBAR, White Alkyd Corr. Inhibitive Primer (43-5)
First Coat	Metal Max DTMS37 DEEP SG (RUST-208035)
Second Coat*	Metal Max DTMS37 DEEP SG (RUST-208035)

#### Common Area Block Walls

Spot Prime	UGL Drylock Latex Exterior Masonry Waterproofer (White)
First Coat	EVERSHIELD, 100% Acrylic Ext. Masonry Finish –EVSH10
Second Coat*	EVERSHIELD, 100% Acrylic Ext. Masonry Finish –EVSH10

### **SPECIAL NOTES AND INSTRUCTIONS:**

- A. \*If necessary for complete coverage.**

- B. Address all rusted areas and remove rust prior to painting.**
- C. Roll up garage doors are excluded.**

**E. EXTERIOR WOOD**

1. Remove all dirt, chalk, and all surface contaminants that shall interfere with adhesion of subsequent coats, without damaging the substrates or adjacent areas.
2. Wire brush all loose and peeling paint and dust all surfaces before spot priming or applying finish coats.
3. Power wash all areas to be painted, and use a mild detergent solution such as MI-T-M's surface prep if required. Do not use a 0° blasting tip for cleaning any wood substrates. Then rinse with clean, clear water until all residue has been removed from all surfaces. Allow the surfaces to thoroughly dry before proceeding with preparation or painting.
4. Power sand or hand sand all areas of loose, unsound, or non adhering paint. All thick edges of the remaining paint shall be feather edged, filled as necessary, and then dusted.
5. Patch all holes and other surface defects with the appropriate material.
6. Re-set all protruding nail heads and fill with putty where necessary.
7. Degloss all glossy and previously enameled surfaces to provide a roughened surface or "Tooth" for good adhesion of subsequent coats.
8. Spot prime all patched and sanded areas with the appropriate primer or finish coat as stated in the Finish Schedule.
9. All wood doors to be painted six sides.

***Exterior Wood Finish Specifications***

Wood Siding

Spot Prime	E-Z PRIME, Ext. 100% Acrylic Wood Primer (W 708)
First Coat	EVERSHIELD, 100% Acrylic Ext. Masonry Finish - EVSH10
Second Coat*	EVERSHIELD, 100% Acrylic Ext. Masonry Finish - EVSH10

Front Entry Doors – Varnish Included (Sanding and Staining H/O expense)

First Coat	Detthane Polyurethane (Satin Finish)
Second Coat	Detthane Polyurethane (Satin Finish)
Third Coat*	Detthane Polyurethane (Satin Finish)

Fascia, Decorative Trim, Patio Fencing, Beams, Wood Garage Doors, Garage Storage Doors, Utility Cabinet Doors, Wood Windows – (Patio Covers and Lattice Work H/O expense)

Spot Prime 715)	ULTRA-GRIP, Multi-Purpose Latex Primer (W
First Coat	EVERSHIELD, 100% Acrylic Semi-Gloss Enamel – EVSH50
Second Coat*	EVERSHIELD, 100% Acrylic Semi-Gloss Enamel – EVSH50

**SPECIAL NOTES AND INSTRUCTIONS:**

- A. \*If necessary for complete coverage.**
- B. NOTE: On above scope, Permasheen W901 has been replaced by Evershield Semi-gloss same product, new name.**
- C. New Wood Replacement – Full Prime all sides Prior to replacement – EZ Prime W708**