

VILLAGES OF MORNINGSIDE 1 HOMEOWNERS ASSOCIATION

POLICIES

PATIO FENCE STAINING OR PAINTING

The maintenance of the patio fence is the responsibility of the homeowner. To encourage uniformity among the units, when having a patio fence painted or stained, the homeowner should apply or have applied an approved **solid color** paint or stain. The option of applying a clear sealer is no longer available. The paint/stain required shall be a shade of light, medium, or dark chocolate brown or a like color. Any other color must be approved by the Board of Managers in advance of having the work done.

The most common approved Stain used in the neighborhood is:

Behr - House and Fence Wood Stain. Deep Base #30, Solid Color, self-priming, 10 year + guarantee, all weather, UV & Mildew resistant. This has been used in the neighborhood for years with excellent results. Color on chart: Wood Chip. From Home Depot. Exact formula is available from HOA Maintenance.

Others that are available in a shade of light, medium, or dark chocolate brown under various chart colors are:

Valspar Solid Exterior Stain and Sealer - Neutral Base must be tinted, All weather, Mildew & UV resistant, 10 year + guarantee. Available from Lowe's.

Olympic Maximum - Deck, House, & Fence Stain and Sealant. Solid Color. All weather, UV & mildew resistant, must be tinted from the base. From Home Depot and Walmart.

I am the owner of Unit Number _____ I have read and understand, and I agree to comply with the above policy for the painting or staining of my unit's patio fence. I am responsible for the maintenance of the fence, including painting or staining. I agree to refrain from using any other color than the ones included in the policy without first obtaining the approval of the Board of Managers.

Unit Number _____ Homeowner's Signature _____

Date _____

Board Member's Signature _____ Date _____

Revised June, 2022