

## PAINTING AND CLEANING INFORMATION FOR 2025

It's that time again. **2025** is the year to pressure clean, and paint all units. This project start date is January 1, 2025 must be completed by **June 30, 2025**. At that time, an inspection committee will check all units for completion.

### **The following is taken from Delwood Estates Rule 90-1:**

1. The standards for external harmony relating to buildings/units at Delwood Estates are as follows:
  - A. The official colors, and the only colors allowed at Delwood Estates are, for the **stucco**, **"Delwood Gold/Yellow Elastomeric"**; for the **wood and James Hardie Board Cedar Mill Finish Siding**, **"New Delwood Cypress Acrylic Latex outdoor paint"**. All **exterior doors**, by which the unit is entered and exited, must be painted **"Stewart House Brown" (Pittsburg Brown..** **Storerooms and storeroom doors** must be painted **"New Delwood Cypress"**. These colors are mixed specifically for Delwood Estates at the **PPG Glidden Paint Store, 1515 Lisenby Avenue**, phone number 763-0796.
  - B. Exterior window frames and sliding glass doors must be Stewart House Brown (Pittsburg Brown from this date February 2020 forward.
  - C. **Storm and screen doors** must be factory painted brown or painted **"Stewart House Brown"/Pittsburg Brown**. Security doors, with bars, may be black.
  - D. Aluminum (unpainted) **roof flashing** coated with tar, etc. must be painted **"Stewart House/Pittsburg Brown"**.
  - E. **Fences and gates** must be painted **"New Delwood Cypress Acrylic Latex outdoor paint"**. The exterior sides of the fence must be pressure cleaned or the fence may be cleaned with mildew removal solutions and painted. **Only the exterior of the fence and gate must be painted**. The owner may opt to paint or not paint the interior side of the fence.
  - F. The Board of Directors also hereby clarifies the meaning of **"Party Wall"** as found in Article VIII, Section 1 of the Declaration by reiterating that the Party Wall delineation is a center line down the wall separating two units. **Each unit owner is responsible for cleaning and painting his/her side of any party wall present on his/her property.**

Please return the Painting/Cleaning Affidavit when completed. You can drop it in the mail slot, to the left of the clubhouse doors, you can mail it to Unit 24-C or email to [Delwoodestates@knology.net](mailto:Delwoodestates@knology.net)

**Item #5 of the Rule 90-1 states: "The Board of Directors of D.E.C.A. also hereby supplements the Covenants found in the Declaration, Article VIII, Section 1, whereby each unit shall have its exterior surfaces pressure cleaned every three (3) years. Homes with James Hardie Board or wood siding need to be painted every six (6) years. This shall be done on a simultaneous basis with the complete cleaning and painting for the entire development to take place over a six-month period. These six months period will commence on the first day of January in the year pressure cleaning is to occur."**

A word of caution.... Please make sure your contractor informs you of any wood rot before painting. Check with some of your neighbors, they may have the name of someone who has worked for them in the past and could make arrangements to do more than one unit at a time. It could be cost efficient. The painting of the stucco is not mandatory every year but only when needed; pressure cleaning is all that's required. Make sure your contractor has instructions on the installation of the James Hardie Board Cedar Mill Finish Siding. Midsouth Lumber has the James Hardie Board Cedar Mill Finish Siding. We have the exact configuration of the installation in the office if needed.

If you should have any questions, please call the office at 785-1741 and leave a message or email to [Delwoodestates@knology.net](mailto:Delwoodestates@knology.net). Your cooperation in this matter will be greatly appreciated.

