

## **Revised Painting Schedule and Cost Control Policy for Units**

**WHEREAS**, the Board of Directors of the Stoney Brook Homeowners Association is required to maintain the Community as a community of high quality and to enhance and protect the Property's value, desirability and attractiveness, and

**WHEREAS**, the Board of Directors is required to be fiscally responsible and accountable to the Members, and

**WHEREAS**, the Association has the right to paint the exterior walls and trim of Improvements on Lots, and

**WHEREAS**, the costs for painting the exteriors of Improvements on Lots is one of the largest continuing expenses of the Association, and

**WHEREAS**, the current painting policy calls for repainting of the exterior walls and trim of each unit every five years without regard to the actual condition of the exterior walls or trim of the units, and

**WHEREAS**, because it has been demonstrated that painted surfaces exposed to the sun deteriorate more rapidly than surfaces not so exposed, the Board has determined the cost effectiveness of the Association's painting program will be improved, and the appearance of Stoney Brook units will be enhanced, by annually inspecting all units and identify units that need a complete or partial painting, regardless of the time elapsed since the unit was last painted.

Now be it resolved that the following paint policy for the exterior walls and trim of Improvements on Lots is adopted:

Annually, starting in 2007, the General Manager shall be responsible for assessing the condition of the exterior paint of each of the 282 units, the Clubhouse and adjacent Maintenance Building, and compiling a summary which will include each unit, the Clubhouse and Maintenance Building, and which will include the following:

- Type of exterior siding material
- Date exterior walls last painted
- Date exterior trim last painted
- Current condition of wall paint
- Current condition of trim paint
- Other applicable comments relating to the paint or conditions which may be impacting the useful life of the paint system, if any
- Recommendation regarding painting of exterior walls for the next painting season
- Recommendation regarding painting of trim for the next painting season
- Recommendation regarding washing of the exterior walls and trim
- Other recommendations, if applicable

The list shall be presented to the Board of Directors at the July Board meeting and shall be made available to the Members by posting on the Association's web site and on the posting site for official Association notices. The Board will act on the recommendations presented by the General Manager at the August meeting and will record the approved listing of units scheduled and to be budgeted for painting in the subsequent year in the Board meeting minutes. The approved listing will also be published in the Association's web site and on the posting site for official Association notices. The minutes and postings will include a statement that any Owner who disagrees with the determination made for that individual Owner's unit or units must present evidence to the board in person or in writing prior to or at the September Board meeting.

At the September Board meeting the Board will make a final determination of units to be scheduled and budgeted for painting in the subsequent year based on the General Manager's recommendations, Owner comments and evidence received.