



Owners' Association

Policy Name: Estate Painting Standards and Procedures

Policy: To ensure uniformity and adherence to community standards, all painting of homes within the estate must comply with the approved colour palette and follow the prescribed processes. This policy supports the estate's commitment to quality management, compliance, and continuous improvement.

Purpose: This policy aims to maintain the aesthetic harmony of the estate, protect property values, and ensure compliance with the Homeowners Association (HOA) guidelines regarding painting and colour standards. It also aims to foster homeowner satisfaction and process transparency.

Standards:

1. All external painting must use colours from the approved Design Review Guidelines colour palette.
2. Approved paint suppliers and brands should be used to ensure quality and consistency.
3. Owners are encouraged to use paint contractors to ensure quality preparation and application, as well as a warranty period.
4. Deviations from the approved colours are not permitted and may result in enforcement actions, including repainting at the homeowner's expense.
5. Owners remain responsible to ensure that their colour selection, in the case of a planned repainting effort, remains in line with the guidelines as stated in item 1. Should owners be uncertain about any aspects of the painting process, they are encouraged to engage with the HOA and/or Estate Manager to obtain clarity before the commencement of the repainting process.
6. A Painters Code of Conduct has been specifically prepared by the HOA which owners can use to bind the contractor with the estate's rules. The use and signature of the Painter's Code of Conduct is not compulsory but advisable by all members.

Procedures:

1. Painting Process

- 1.1. Owners are encouraged to use approved painting contractors to repaint their properties.
- 1.2. Contractors are to ensure proper surface preparation, including cleaning, priming, and patching, to avoid application issues. Damp proofing must be completed before applying the undercoat and where rain has been prevalent, a test measuring the moisture content in the wall needs to be done prior to application. Acceptable moisture levels must be in line with paint manufacturer's recommendations.

Trustees: M Denton (Chairman), B Bardopoulos, R. de Klerk, P. Engelbrecht, F. Laing, A. Parrington

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1.3. Paint must be applied in accordance with the manufacturer's guidelines and estate standards.

Prescribed manufacturers can provide a technical support to owners who use their products. .

2. Non-Conformance and Corrective Action:

2.1. Focus will be placed on properties where the discrepancies significantly violate community standards or affect overall aesthetics. These instances will be documented, and owners will be advised of the issue and the importance of compliance.

2.2. The HOA will request corrections for significant violations but allow leniency for minor, acceptable deviations if they don't harm the overall appearance.

2.3. The HOA may consult the supplier/contractor to determine the cause of discrepancies and explore potential solutions if the paintwork has been recently carried out.

Documents:

1. Approved Colour Palette
2. Non-Compliance Notice
3. Painters Code of Conduct

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