

# **MAINTENANCE AND ARCHITECTURAL COMPLIANCE**

These guidelines have been developed to maintain uniformity of appearance within our community and must be adhered to in any repair or approved modifications of buildings or walls. Request forms for modifications requiring Board approval are available at the PLC clubhouse or from the Administrator. Completed forms must be placed in the Architecture Committee box in the clubhouse; forms will be reviewed by the committee and presented to the Board at the next regular meeting.

## **I. PAINTING**

### **A. Exterior Wood — Lintels, Vigas, Garage Doors, Gates, etc.**

1. Dunn-Edwards Flat W704VU Acri Flat  
Color: Pueblo Brown Ultra Deep Base
2. Kwal Accu Pro Exterior Latex  
Color: Dark Brown – Latex Flat (on file at Montano Plaza store)
3. Benjamin Moore – custom color

### **B. Stucco Walls and Buildings**

1. Dunn-Edwards Flat W704V KW La Luz Acri Flat  
Primer: W709 EFF-Stop
2. Kwal Accu Pro Exterior Latex  
Color: La Luz (on file at Montano Plaza store)
3. Benjamin Moore – custom color

### **C. Utility Boxes and Roof Vents — Metal, Masonry**

Ask your painter or paint store professional to recommend a flat latex to match approved stucco color

**REMEMBER: You can paint over stain but you cannot stain over paint!**

## **II. STAINING**

### **A. Exterior Wood — Lintels, Vigas, Ramadas, Gates**

1. Cabot's Stain  
Color: Mission Brown

### **B. Exterior Wood — Ramadas, Gates**

1. Dunn-Edwards UVB Semi-Transparent Exterior Oil Stain  
Color: Dark Walnut

## **III. CAULKING**

1. Dunn-Edwards DEC Flex Caulking Elastomeric Acrylic Sealants
2. DAP – Elastomeric Patch: Smooth (for wood) and Textured (for stucco)
3. DAP – Alex Plus Cedar Tan for around windows

## **IV. STUCCO PATCH**

1. Product: El Rey #125 (La Luz). For deep repairs, use "scratch" and "brown" coats of stucco first, then add the final coat of stucco.

## **V. RE-STUCCOING**

If you have stucco re-applied to the exterior of your home, garage and patio walls, you must have Board approval prior to having the work done. The Board will require that stucco color conform to the La Luz product specified above.

Because of cost and color conformity requirements, you are encouraged to paint the exterior of your home and walls. The cost to paint is estimated to be 20% to 25% of the cost of restuccoing. If painting is done correctly, durability of the two methods is comparable.

Stucco cracks should be repaired when they are small. If allowed to go unrepaired, these cracks will worsen with exposure to the elements, ultimately requiring extensive repair to the structure beneath the stucco.

### **VENDORS (Paint, Stain, and/or Stucco)**

Dunn-Edwards Wellborn Paint: 3707 Ellison Drive NW; 337-2468  
Kwal Howells Hanley Paint: Montañó Plaza; 6200 Coors Boulevard NW; 898-6094  
Home Depot: 10200 Coors Drive NW; 899-1290

## **VI. SUN SCREENS AND STORM/SCREEN DOORS**

Frames should be brown or almond in color and should be consistent with the overall appearance of the community.

Approved types: Wood: Like unit U-3; Steel: Like T-2 and T-5; Iron Work: Like N-4 and W-1.

## **VII. EXTERIOR LIGHTS**

All exterior light installations, whether in common areas or limited common areas, must have Board approval.

No light may be installed by a unit owner adjacent to the walkway that can be seen from neighbor's bedroom window. Lights may not extend beyond the shortest wall between units; i.e., not visible to neighbor's unit. In some cases, based on the configuration of the units, some units may not be able to install lights in front.

No more than two (2) lights may be installed at front of unit or at gates.

Lights must be a soft solar yellow light OR must be a directional design where bulb is recessed and does not expose light beyond lamp except on the walkway it is facing.

## **VIII. GARAGE DOORS**

Original wooden garage doors gradually are being replaced, often by lighter-weight metal doors. Owners should take care to match the approved dark brown color (see I, A).

Board-approved doors are available at:  
Overhead Door Co: 9000 Washington St., NE. 821-0865  
Exodus Door: 877-8493

Phase I units: There is a wood or metal door which can be patterned like the original ones. Contact the Architecture Committee if you have any questions.

Phase II, III, and IV units: There are three qualities and prices of wood-grained metal doors. All look alike and all three are acceptable. Contact the Architecture Committee if you have any questions.

## **IX. ROOF VENTS**

Roof vents require Board approval prior to installation.

## **X. FIREPLACE CHIMNEYS SPARK ARRESTORS**

See Units W-2, U-2, or U-3 for examples of the only Board-approved style.

## **XI. EVAPORATIVE COOLERS/AIR CONDITIONERS ON ROOFS**

Phase I: Require Board approval  
Phases II, III & IV: Are not allowed.

## **XII. ROOF SPECIFICATIONS.**

To avoid delays in repairs to leaking roofs, the Board of Directors issued the following mandatory guidelines for re-roofing. If guidelines are followed, no prior Board approval is required.

### **A. Approved Roof Types**

1. Tar and gravel, similar to the original roofs at PLC.
2. Membrane, asphalt or modified bitumen.

Note: Flame torch application MUST NOT be used.

### **B. Approved Colors**

1. Tar and gravel: dark gray color.
2. Membrane: tan or gray.

Note: White membrane MUST NOT be used.

### **C. Flashing Specifications**

1. Flashing must stop at least two inches below top of parapet.
2. The top line of the flashing shall be a straight line 3 inches above roof.

### **D. Insurance**

All roofing contractors must carry a minimum of \$300,000 in property damage insurance and general liability and the state-required workers' compensation insurance. Failure to comply with these insurance requirements will result in the unit owner's liability for ANY damage in Pueblo Los Cerros which may result from the application of a roof to that owner's unit, and the removal from the site, at unit owner's expense, of any roofer who fails to carry the required insurance.

### **E. All costs of re-roofing are to be paid by unit owner.**