

**FAIRWAY NINE II CONDOMINIUM ASSOCIATION
PAINTING SPECIFICATIONS**

1. Units will be painted every four to five years. If an annual maintenance program is instituted then the period can be extended to ten years.
2. Each unit will be inspected for major wood problems and they will be repaired as needed before the units are painted.
3. High quality paint will be used i.e. Columbia Paint series 2035 or equivalent.
4. Each unit will be pressure washed with water.
5. Each unit will be scraped to remove loose paint.
6. All bare wood will be primed.
7. All major cracks will be caulked and all minor wood problems will be repaired.
8. All windows, decks, and hardware will be covered and masked. Masking will not be left on buildings for more than 12 hours before removing.
9. The body and trim of the units will be spray painted and back rolled behind sprayer.
10. Two coats of paint will be used on the body and trim. Second coat will be back rolled.
11. The job site will be cleaned after every working day.
12. Contractor to submit work plan showing the ability to complete project in six to eight weeks with minimum impact on homeowners.