



## COOLIDGE HOMEOWNERS' ASSOCIATION

PO Box 1086

Lincoln, NH 03251

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### Coolidge Falls Painting Specifications 2018

Sign and return all areas indicated for signature

SAFETY – All contractors must have in force a Liability Policy and or Workers Compensation, copies of the insurance certificates must be provided to Coolidge Homeowners' Association. Also submit the heavy equipment permission form and ladder form to the CHA office.

**Please see CHA Office for Color Modifications and new Painting Specifications before any work begins**

PAINTING PREPARATIONS – Power wash entire building including decks and chimney boxes using a general purpose Building Wash and/or Bleach, removing all mildew, mold, dirt and peeling paint, sanding and scraping where necessary. Paint chips etc must be cleaned up daily. Tree and Plant trimming must be done by the Association Staff. The Association, upon request, will provide water. Please contact the office to make necessary arrangements. If firewood is located on the decks or walkways, the painting contractor is responsible for the removal of the wood and for replacing the firewood in the location once the painting is completed and allowed time to dry. (Be sure the additional cost of moving the wood is included in the original estimate as a separate line item to the homeowner.) All exposed trim seams must be caulked to prevent water damage. Nails must be set and/or re-nailed where necessary. All knotholes that bleed through must be sealed prior to painting with a White Pigmented Shellac product. All bare wood must be coated with two coats of self-priming Woodscapes stain.

Caulking must be done around all windows and doors

Tarps are to be placed on all horizontal surfaces below the work area, including Common Land, all decks and exterior furnishings, grills, etc during washing, scraping and painting. A tarp is needed when the building is scraped and all chips need to be cleaned up. Care must be taken not to damage gardens and Landscaped areas.

Brushes and painting supplies are not to be cleaned/rinsed near brooks, drainages or around gardens and plantings.

Damages such as erosion, potholes and tamped down grass on common land due to foot traffic, ladders and heavy equipment are the responsibility of the unit owner and contractor and must be repaired daily. Areas must be re-loamed, seeded and covered with straw, Rocks replaced and holes filled in.

Unit numbers and signs must be taken down prior to pressure washing the building and replaced once the paint/stain is dry. Missing number sign replacement will be billed to the unit owner.

Arrangements to access the units must be made with each unit owner. Keys if borrowed from the Association office must be returned at the end of the workday, each day. Arrangement to allow Key usage from the Office must be arranged by the Unit Owner.

ROTTEN WOOD – If rotten wood and/or ant damage is located, the contractor is responsible for contacting the homeowners to proceed with the necessary repairs before painting resumes. Painting over Rotten wood Voids warrantee, a signed agreement must be signed by contractor and unit owner if rotten wood is not replaced.

PAINTING – The building will receive one coat on prepped, previously coated surfaces or two coats on bare substrates or on previously treated wood where needed. Product must be sprayed and back brushed or brush and rolled, of Sherwin-Williams Woodscapes Solid body stain on all colors or Benjamin Moore.

**\*The paint base numbers are subject to change\***

All Sherwin Williams products and can be found at:

**Plymouth Sherwin-Williams**  
**389 Tenney Mountain Highway**  
*Ask about free delivery options*

Primer for knotholes  
B49w8050 White Pigmented Shellac

Coolidge Cordovan Brown  
A15T54 Woodscapes Waterborne Solid Stain  
Note: All exposed stair side stringers, risers and exposed 4x4 posts are to be painted cordovan brown.

Coolidge Pepperwood  
A15w51 Woodscapes Waterborne Solid Stain  
Note: Coolidge Falls would like to incorporate more pepperwood color into our buildings; painters should review colors with the CHA office before proceeding.

Coolidge Evergreen  
A15T54 Woodscapes Waterborne Solid Stain

Coolidge Extra White  
A15W51 Woodscapes Waterborne Solid Stain

Coolidge Evergreen Hand Rails  
A11T204 All Surface Enamel Alkyd Gloss

Deck Stain

#19457 Cabot's Austrian Timber Oil (Oil-Modified Water based, Blue Top) Amberwood

Benjamin Moore

Primer for Knots

IL6800099 Insl-X Seal Lock Plus

Coolidge Cordovan Brown

610.4X Arborcoat Ultra Flat Acrylic Solid Stain

Formula: W1 16, B1 8X29, R3 4X 16

Coolidge Pepperwood

610.2X Arborcoat Ultra Flat Acrylic Solid Stain

Formula: Y3 4X7, S1 3X14, R3 10

Coolidge Evergreen

610.4X Arborcoat Ultra Flat Acrylic Solid Stain

Formula: S1 3X9, W1 1X4, G1 6X26, Y1 1X29

Coolidge Extra White

610.01Arborcoat Ultra Flat Acrylic Solid Stain White

Formula: Ready-mix White

Coolidge Evergreen Hand Rails

31.138 Rust Scat Gloss Enamel Mack Green

Formula: Ready-mix Mack Green

Deck Stain

326-10 Arborcoat Translucent Finish Natural

Roof Painting Specs

Metal roofs should be clean, dry, dull, and in sound condition. Pressure wash and/or physical scrub with a TSP water solution. Rusty spots should be ground down and spot primed with the Kem Bond (B50AZ8). Surface should be top coated 1-2 coats with the BondPlex (B71T204).

Use the following mixture:

CCE×COLORANT	0Z	32	64	128
B1-Black	10	22	1	-
W1-White	26	25	1	-
N1-Raw Umber	10	60	-	-
R2-Maroon	-	17	1	-

SITE CLEANLINESS – The site must be kept clean. On weekends and days when the contractors are unable to paint, all ladders must be taken down from the building and supplies put away. Cigarettes

are not to be left on the ground and music/noise kept to a minimum. Painting contractor is responsible for any damage done by the ladders and any site damage done. Any such damage shall be repaired by the contractor/unit owner.

WARRANTY OF WORK – All workmanship shall be guaranteed for a period of one year unless signed agreement is made between the Contractor and Unit Owner. The contractor agrees to perform necessary touch ups or repainting as needed during the warranty period.

PAYMENT – The relationship is maintained between the unit owner and the contractor hired by said homeowner. The Association holds no responsibility for workmanship, damage to the property and/or warrantee for the job or workmanship.

Payments are arranged between the unit owner and the contractor.

Damage to the building and the surrounding properties are the responsibility of the contractor hired by the unit owner. Please see attached document for Heavy Equipment Agreement.

No trees are to be trimmed, limbed or cut down without Association permission, Any trimming will be done by Association Staff.

SIGNED

\_\_\_\_\_  
Homeowner

DATE \_\_\_\_\_

\_\_\_\_\_  
Contractor

DATE \_\_\_\_\_

**Maintenance and Construction Equipment Acknowledgment**

It is agreed and understood that it is the responsibility of the homeowners and/or general contractor to contact the Association prior to bringing any heavy construction equipment or maintenance equipment such as “man lifts” onto Association property.

It is also agreed and understood that any damage caused by such equipment, including but not limited to damage to Association roadways, parking areas, grassy Association areas, retaining walls and any other Association property, will be the financial responsibility of the homeowners to make repairs or replacement of such damaged items to their original state or condition.

SIGNED

\_\_\_\_\_  
Contractor

DATE \_\_\_\_\_

\_\_\_\_\_  
Coolidge Homeowners’ Association

DATE \_\_\_\_\_