

COSTA BRAVA ASSOCIATION
GUIDELINES FOR EXTERIOR REPAINTING AND STUCCO REFURBISHMENT
REVISED MARCH 7, 2002

Exterior finish and color schemes for the homes in Costa Brava shall maintain the visual character and Harmony of the neighborhood. The book "Costa Brava Paint and Stucco Color Schemes" (available at The Architectural Administrator's office in the Harbor Bay Community Center) lists the color schemes matching those originally applied by the Developer, A-M Homes. It also includes any later additional color schemes developed by the Costa Brava Architectural Committee and approved by the Board of Directors. Colors selected for repainting and stucco refurbishment shall match the dwelling's original color scheme or shall match another approved color scheme given in the book.

Before any repainting or stucco refurbishment is begun an architectural application for such work must be filed by the homeowner and approved by the Costa Brava Architectural Committee and the Community of Harbor Bay Isle Architectural Committee.

The color scheme book lists paint and stucco color names and numbers from specific manufacturers as a baseline standard. You may use any brand of paint in standard or custom-mixed colors providing those colors match the colors in the color scheme book. All applications shall specify the proposed colors with the manufacturer's color name and number and shall include two color chips of each color. Final inspection must conclude that the finished work matches the approved color.

The following categories of colors are defined for the various elements of your home:

Stucco siding: If the stucco is to be refurbished in appearance (to cover permanent stains, for example) or if repairs are made to the stucco requiring the reapplication of color, there are three approved methods:

- 1) Application of a stucco color coat. This is the coloring method originally employed on Costa Brava homes by the Developer. It should be noted that a color coat has significant thickness that may lead to undesirable buildup next to other architectural elements such window trim. This is particularly true of homes that had an additional color coat applied by the Developer to repair pattern cracking.
- 2) Application of "Fog Coat." This is a cement coating containing the stucco color coat pigment but lacking the filler sand. It results in a thinner coat than a stucco color coat, and, since it can be applied by spraying, is generally faster and less expensive to perform.
- 3) Painting with a flat-finish paint. Homeowners should consider before taking this approach that it adds an additional maintenance duty to the dwelling, that is, the stucco will have to repainted at regular intervals. Also, once the stucco is painted, it is very difficult to remove the paint in order to reveal the original stucco color coat or to apply a new color coat. Finally, stucco is naturally permeable to water. Some kinds of paints, such alkyd paints or latex paints with elastomeric additives, can reduce this permeability and can lead to undesirable trapping of moisture. This is primarily of concern for downward-facing horizontal surfaces.

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For any of these methods, if a only a portion of the stucco siding is repainted or refurbished (for example, following repairs entailed in a remodeling project) then the entire wall elevation shall be recolored, or only a section of that elevation may be done if there is a natural architectural division at which the recoloring can be stopped. In cases where only part of the house's stucco is painted or recolored, the color match should be made to the existing stucco.

Trim: The trim color shall be applied to the eaves, gutters, trim around doors and windows, front door, back door, and chimney cap and trim.

Garage and Utility Doors: The color used on the garage and utility doors may be either the trim color or the color matching the stucco siding. (The utility door is the exterior door for the small enclosure containing the gas and electricity meters.) The same color shall be used on both the garage door and the utility door. The trim around these doors shall be painted the trim color.

Wrought Iron Fences and Gates: The color specified for the wrought iron elements shall be applied. (Note: the Costa Brava Homeowners Association may repaint the wrought iron fences and gates periodically on a group basis. Check with the Association for more information.)

Miscellaneous: Miscellaneous elements in or adjacent to the stucco siding (such as vents, small louvers and frames, downspouts, alarm boxes, and water pipes) shall be painted to match the stucco. Pipes and sheet metal vents that protrude through the roof and other metal elements on the roof shall be painted to match the roofing material.

Paint Sheens: Exterior paints may be available in as many as six finish categories . The various paint finishes are approved for the following uses:

Flat	Low Sheen	Satin	Eggshell	Semi-gloss	Gloss
Stucco Siding Trim Garage Door	Trim Any Door	Trim Any Door	Trim Any Door	Front Door Fence & Gate	No Permitted Use

The paint finishes originally applied by the Developer were flat on all trim, all doors except for the front door, and wrought iron fence and gates, which were semi-gloss.

APPLICATION APPROVAL Once your application has been approved by the Costa Brava and Community Architectural Committees, you will receive an approval letter. No changes are permitted to the color scheme or other conditions stated in this letter unless your application is resubmitted and approved. You may then begin work. If you hire a contractor to paint your home, please provide the contractor with a copy of your application approval letter and a copy of these painting guidelines. When the painting is completed, please contact the Architectural Administrator to request final inspection.