



To: **MUIRFIELD DESIGN CONTROL COMMITTEE**

Application for: **PAINT/STAIN**

Date: _____ Lot #: _____ Phase # _____

Name: _____ Address: _____

Phone: _____ E-mail: _____

This application is presented to the Muirfield Design Control Committee (MDCC) to request approval for proposed changes affecting my lot. I understand that the Committee meets regularly, that they may take up to 30-days to respond to this request and will respond sooner if possible. To expedite the application process, please find enclosed 2 copies of this application, relevant details and the review fee. I understand that one copy of this application will be kept on file at the Association office and the other will be returned to me. The following is provided for your review.

SIDING

Brand _____ Color Number _____ Color Name _____

STUCCO

Brand _____ Color Number _____ Color Name _____

TRIM

Brand _____ Color Number _____ Color Name _____

ACCENT COLORS FOR ENTRY DOORS/SHUTTERS

Brand _____ Color Number _____ Color Name _____

Photos of house

Paint chips

Design Review fee payment of \$5

Estimated Date of Completion _____

My signature below certifies my commitment to comply with all the requirements as outlined in the Design Standards and on the Guidelines.

Owner Signature: _____ Date: _____

PAINT and STAIN MAINTENANCE GUIDELINES

The Muirfield Design Standards, By-Laws and Warranty Deed require that the exterior of each house in Muirfield Village be maintained at a quality standard. In order for Muirfield Village to retain its desirability, properties must be regularly maintained.

Each house is unique and shows age at different intervals. The amount of sun, shade, dampness, sunlight, type of siding, amount of insulation and all types of weather are just a few things that have an aging effect on the exterior of the house. Whether the house has a type of siding, stone, stucco, brick, shakes, wood lap or other it is most likely that paint or stain is present as well. The most common painted or stained surfaces include the house trim, windows, doors, decking, fences, utility pipes, fascia, soffit, flashing, gutters, roof valleys and other exterior accessories.

As properties age they require more maintenance and improvements to prevent them from falling into disrepair. Regular routine inspection is essential to protecting the outside of the buildings. The following are examples of conditions that indicate that repair and/or replacement is necessary:

- Peeling or bubbling
- Significant cracks
- Bare wood showing through
- Mold, mildew, algae, moss, rotting, rust or other deteriorating condition
- Faded, thin and worn appearance
- Presence of wood/surface destroying insects
- Holes in the siding or deck boards
- Evidence of water damage
- Evidence of weak base materials – spongy, rotting, crumbling or other types of decay
- Gaps between materials and cracked, broken down caulking

Proper preparation of the surface is mandatory to insure smooth application, good coverage and long-lasting results. Poorly primed surfaces soon show peeling and cracking – a waste of time and money.

Use of Color - The roof and side wall materials of each home shall be compatible with each other and must blend into a common color tone. Natural colors and natural materials blend easily together. When man-made materials are used, colors must blend with natural materials. Accent colors are permitted only on shutters and front entry doors as approved by the Muirfield Design Control Committee.

The color palette of a home is composed of the main body of the home, trim, and accent colors. Awnings, shutters and roofs also contribute to the color scheme. The overall color scheme must reflect a uniform appearance.

A two or three-color scheme is encouraged to provide visual appeal. The main body color is the dominant color of the home. The trim color is applied to architectural elements such as trim boards, windows, garage doors, entry and service doors, columns, porches etc. The trim color must be complimentary to the main body color. In a three-color scheme, the accent color can be used sparingly to highlight certain architectural elements, such as a front door and shutters.

A fresh paint job has the power to totally transform the look of your house in less time and for less money than any other remodeling project. That thin skin of resin and pigment protects your investment, shielding it from sun, wind, and rain, until the paint begins to crack and peel. Then it's time to reapply anew coat. Properly applied, new paint can last up to 15 years, provided you use top-quality materials, applied properly.

Ohio weather can be unpredictable. Subfreezing temperatures, sleet, storms, and punishing heat are just a few of paint's natural enemies. These tips may be helpful, however, always follow the manufacturer's instructions.

Paint in the Right Weather Conditions

- When it comes to painting, all days are not created equal. If the day is too hot or too windy, your paint may dry too quickly to enable it to form the most protective film. In fact, painting in the wrong conditions can even lead to premature flaking and peeling of the paint. Try to do your exterior painting on days when the temperature is between 60° and 85°F. (15.56°C and 29.4°C) with low or moderate humidity and little or no wind.
- Even on moderate days, it is best to avoid painting in direct sunlight, since exterior surface temperatures can be 10 to 20 degrees F higher (5 to 11 degrees C) than the air temperature - too hot for good paint film formation. Do this by working your way around the house so that you are always painting in the shade, especially in the warmer afternoon hours. As a bonus, you'll be more comfortable working this way.
- At the other extreme, avoid painting when the temperature falls below 50 degrees F (10°C), since cold temperatures can also prevent latex paint from forming a good protective film. Remember, too, that certain sides of the home get less sunshine, so the surface there may be even colder than the air temperature. The north side of the home is especially vulnerable.
- Avoid painting in windy weather. Even light wind can cause latex paint to dry too quickly, resulting in inadequate film formation. Moreover, wind can stir up dust and other contaminants that can ruin your paint job.

Preparation

The most important part about a top-notch house painting is that more than half the job is preparation, not painting. A successful painting project must proceed step by step. Every home exterior is unique and surface preparation is vital. The first step is a scan of the house's exterior to determine what kinds of paint products will be needed.

- Repair or replace damaged portions of the substrate.
- Prepare surfaces for primer - remove dirt, mold, mildew, by scrubbing or pressure washing, sanding, etc.
- Caulk all water entry points - every structure shifts, swell and contract with weather over time.
- Use proper primers

Finishes

Apply the appropriate type and grade of paint to the right thickness in the proper weather and moisture conditions. As a general rule, work from the top down to prevent paint from dripping onto areas already finished.

- Start by painting fascia boards, gutters and eaves; then tackle the walls; next, paint your downspouts; finish the job by painting windows, doors and trim.

- When painting lap siding, work horizontally by applying paint all the way across several boards (stopping in the middle of a board can cause an unsightly "lapping" effect, which may show up immediately, or after a year or two of weathering). Likewise, on vertical siding - grooved plywood or board-and-batten, for example - complete one vertical section at a time, then move on to the next section.
- Regardless of the surface you are painting; don't stop painting until you reach a visual breakpoint.

Painting Special Exterior Surfaces

Paint is generally more viscous than stain, which makes it easier to manage on a wall. Otherwise, staining is much like painting. No two hues or kinds of stain should necessarily be applied the same way to a particular surface. This means that your project may call for techniques and types of paint that your neighbor's didn't require. Stained wood exteriors demand the proper stain; cedar siding and redwood trim are common, but many other varieties exist. If outside surfaces are to hold stain for a long time, they must be permeable. In some cases, the prior stain may need to be disposed of.

Although many of the steps involved in painting wood siding are also required when painting other surfaces, different procedures are sometimes necessary with certain types of exterior surfaces. These include masonry, aluminum siding and vinyl siding.

Masonry surfaces including stucco, brick and concrete block, can all be successfully painted with top quality paints, but you must take certain precautions when painting these surfaces.

To begin with, recognize that good surface preparation - as with all paint jobs - is critically important. To that end, the masonry should be sound; free of dirt, powdery dust, and loose chalk; and rough enough so that the primer or paint can get a good grip on the surface. The best ways to clean and roughen the surface are to use a bristle brush, wire brush or - in extreme cases - a sandblaster, followed by a thorough rinsing. New or unpainted masonry that has aged less than a year presents some special challenges: for one, it may still contain moisture from the original mixing; for another, it may have a high degree of alkalinity. Aging and weathering will naturally rid the surfaces of these problems. However, if you are unable to wait for this to happen, take these points into account:

- Oil-based and vinyl water-based paints can fail prematurely if applied directly to a masonry surface aged less than one year; an alkaline-resistant sealer must first be used.
- 100% acrylic latex paints tend to resist the alkaline nature of fresh masonry, so they often can be applied directly to these surfaces. However, it is still best to apply an alkaline-resistant primer or sealer, even with a 100% acrylic latex paint, if the masonry is less than four weeks old.

Paint Outdoor Trim - Applying paint to exterior trim can be the crowning glory of your home's new look. Bands of wood, corner boards, soffits and fascia boards are among the elements that can be considered outside trim. The trim on a home's exterior can be prepared, treated with primer, and painted like any other exterior surface.

Windows and Doors - Of a house's many elements, windows and doors may shift the most. The older the house, the harder it is to keep paint job on a window or door intact. Windows naturally require caulking and paint from time to time.