

THE HAMMOCKS PRESERVE CONDOMINIUM ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE
STANDARD FOR LANAI PAINTING

The Preserve Condominium Association, Inc. has approved the following standard for the painting of the lanais in the preserve association buildings.

BACKGROUND

Under Section 7.1 (a) of the “Declaration of Covenants, Conditions, and Restrictions for The Hammocks Preserve, Inc., a Condominium Association, is required to maintain, repair and replace the limited common elements except as stated in Section 7.2. Section 7.2 (c) states that the Unit Owner “shall maintain, repair, and replace at the Unit Owner’s expense, all portions of the screened lanais....”

CONDITIONS

1. It is the unit owner’s responsibility to maintain, repair or replace as necessary all portions of the screened lanais including the painting of lanai ceiling and walls. Changing the paint color of the lanai walls is at the discretion of the property owner.
2. All expenses associated with the maintenance of the screened lanais are the responsibility of the unit owner. The Association assumes no responsibility for this.
3. The unit owner must follow the conditions listed within this Standard.
4. Prior to painting either the lanai ceiling or walls, the unit owner must apply an appropriate primer sealer. The approved primer / sealer is Loxon Concrete and Masonry Primer / Sealer by Sherwin Williams, or its equivalent.
5. Unit owners must receive approval from the Architectural Review Committee (ARC) before beginning any maintenance work on their lanai by submitting an ARC Request Form and receiving approval. The ARC Request Form is available online at <http://www.hammockscap haze.net/architectural-review/architectural-standards>. Please include the choice of wall color paint in the form. See Condition 7 below.
6. The only approved color for the lanai ceiling is the same white color that is used on the exterior trim of the building. See Sherwin William’s *Duration*.
7. The only approved colors for the lanai walls are:
 - a. The same as the exterior of your building.
 - b. Sherwin Williams SW9109 Natural Linen
 - c. Sherwin Williams SW6073 Perfect Greige
 - d. Sherwin Williams SW6071 Popular Gray
 - e. Sherwin Williams SW7050 Useful Gray
 - f. Sherwin William's SW6092 Lightweight Beige
 - g. Sherwin William's SW6106 Kilim Beige

- h. Unit owners should contact any Sherwin Williams store to obtain sample chips of the above paint colors. If the Sherwin Williams store does not have these chips in stock, the Hammocks office has a limited number of these color chips that the unit owner may borrow but must return to the office. These colors can also be viewed on the Sherwin Williams website Digital Color Wall: <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family#/active/color-wall/section/sherwin-Williams-colors>
- 8. Unit owners should first go to any Sherwin Williams store to obtain a color sample chip of their selected color.
- 9. The desired color for painting the lanai, if different from the exterior building color may only be one of the colors listed above. NO OTHER COLOR is acceptable. Any non-approved color will need to be repainted in one of the approved colors. ARC approval not required.
- 10. With respect to the proposed standard, the ARC noted a local vendor provides the service (below). Owners may contact the vendor listed below or any appropriate vendor of their choice. Please understand that not all Charlotte County vendors can be listed here due to space.

Approved Vendor: Sherwin Williams Paint Englewood Store

Approved: 
Master Association Board President

Date: June 22, 2021

Approved: 
Preserve Association Board President

Date: May 27, 2021

EXHIBIT 1

Formula for Existing Lanai ceiling color: White to match exterior trim on all buildings.

EXHIBIT 2

Formula for existing exterior wall color will be determined to match the required colors of buildings B (3-story) and C (4-story) respectively.