

HAMMOCKS VILLAS ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE
ARCHITECTURAL STANDARD FOR LANAI PAINTING

The Villa Condominium Association has approved the following standard for painting Villas' lanais.

Background

Under Section 7.1 (a) of the *Declaration of Covenants, Conditions, and Restrictions for The Hammocks Villas, a Condominium Association, Inc.*, the Villas Condominium Association is required to maintain, repair, and replace the limited common elements except as stated in Section 7.2. Section 7.2 (c) that states 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 painting 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 and the Villas Association assumes no responsibility for this.
3. The Unit owner must follow the conditions listed within this Standard.
4. 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.
5. 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.
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 Exhibit 1.
7. The approved colors for the lanai walls are:
 - a. *The same color as the exterior of the building. See Exhibit 2.*
 - b. *Sherwin Williams Natural Tan: SW 7567, or its equivalent.*
 - c. *Sherwin Williams Pearl Gray: SW 0052, or its equivalent.*

- d. *Sherwin Williams Evening Shadow: SW7662, or its equivalent.*
- e. 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. The paint chip samples can be used by any paint supplier to reproduce the approved colors listed herein. 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. The paint used on the lanais must be exterior paint with a grade equal to or exceeding Sherwin William’s *Duration*.
9. If a unit owner desires a paint color that is different from this Standard, the Villa Board of Directors and the ARC must approve that color choice in advance. See Condition #4 above.
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: 

Date: June 22, 2021

Master Association Board President

Approved: 

Date: APRIL 27, 2021

Villa Association Board President

EXHIBIT 1

Formula for existing ceiling color: White

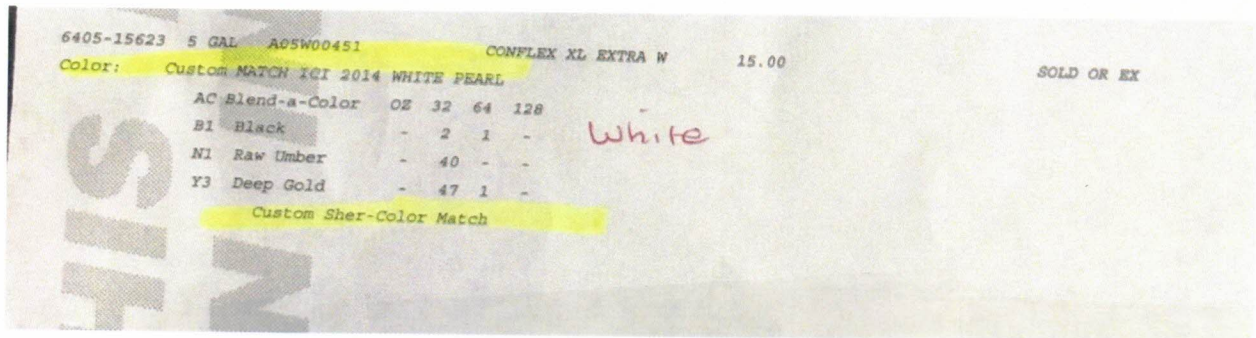


EXHIBIT 2

Formula for existing exterior wall color: Brown

