

TRIM SPECS FOR THE BRIDGE AT MILL POND.

Trim is to be repaired/replaced by the homeowner as per:

Page 24 of the Declaration & Bylaws, Section 17 MAINTENANCE RESPONSIBILITY

(a) By the Owner.... Each owner shall have the obligation to maintain and keep in good repair all portions of his or her unit and any Limited Common Elements which may be assigned to his or her unit. This maintenance responsibility shall include, but not be limited to the following:

(i) all glass surfaces, windows, window frames, screens, shutters, mullions, and locks serving the Unit (including caulking but excluding painting of exterior wood surfaces of window frames);

The recommended trim replacement is the PVC brick molding sold at Home Depot, Lowe's and other lumber yards. The size is 1 1/4" x 2". This is impervious to insects and rot. (FYI – the cost At Home depot it is only 2 cents a foot more per foot (\$ 1.51) than a similar wood product).

Use 8d galvanized finish nails (2 1/2") or 10d galvanized finish nails (3") to attach. Countersink the nails into molding.

A **clear** paintable window & door caulk should be used (25 to 30yr). Caulk trim and nail holes.

Match paint to existing trim colors, Sherwood Williams 'Sands of Time' SW 6101. *

It is recommended prime and paint trim before cutting and installing. Then after caulking, touch up the paint where needed. Another coat would be good thing.

Be sure to measure your existing trim and buy 10% more.



* Please note: Painting of the trim will be paid for by the Association as per Page 25 of the Declaration & Bylaws, Section 17 MAINTENANCE RESPONSIBILITY (b) By the Association. The Association shall maintain and keep in good repair as a Common Expense the "Area of Common Responsibility," which includes all Common Elements, except as specifically provided in subparagraph (a) above, and the exterior surfaces of improvements identified below. The Area of Common Responsibility shall include maintenance and repair of the roof shingles, roof felt and roof decking on the Units, including the roof joists, trusses, crossbeams and other roof supports, maintenance of the visible exterior surface of all materials constituting the exterior walls of the Unit and maintenance and repair of the gutters and downspouts. The Area of Common Responsibility shall also include maintenance and repair of the following portions of the Unit and/or Limited Common Elements: **(i) painting of the exterior surfaces of the following: entry doors, door frames, window frames, and trim on the buildings (except that the Owner is responsible for all other maintenance and repair of the doors, door frames, windows frames and trim on the Unit);** and

Vendor will add painting trim as a separate line item on the estimate that will be submitted to HOA/Management, and subsequent invoice and submit that portion of invoice to the HOA/Management for payment.