

To: All Del Prado Homeowners

From: Board of Directors

Re: Stucco painting and metal roof flashing colors

A letter was sent to each affected homeowner explaining the requirements and procedures for updating the colors of their units. These procedures can also be found in the ACM under the title "Color Variations of Individual Units." This letter will attempt to clarify any possible misunderstanding of those instructions.

1. Stucco is NOT siding. Siding is wood. DO NOT paint stucco the color specified for siding.
2. A few units do not have wood siding. For those fortunate homeowners, their units can be brought into full compliance by simply painting the wood trim the color specified in the new color chart.
3. The Architectural Committee does not recommend painting stucco. Before going to that expense, try power washing the stucco. Wait a few days for it to completely dry, then take a look at it. If a decision is still made to paint the stucco, the last page of the Del Prado Color Chart specifies that stucco is painted with Dunn & Edwards SSSL 10 SP-60 (Navajo White.) Do not use any other paint.
4. Some units have a metal flashing around the perimeter of the roof. The Del Prado Color Chart specifies that metal flashing is painted with Dunn & Edwards EVSH 40 SP-262 (Sable). All metal flashing as well as metal chimneys, ventilators and other metal protrusions from a roof are painted with this paint. Do not use any other paint.

Before any painting is done, it is highly recommended that you contact a member of the architectural committee, our property manager or a board member. We are here to help.