



Colony @ Clifton Mill
2012 Spring/Summer Reminders
IMPORTANT NOTICE TO ALL RESIDENTS
To be completed by July 15, 2012

During recent inspections, it was noted that some routine maintenance is required on many residents' homes. Maintaining the aesthetics of the community will help to keep property values high. Therefore, we are advising all residents to do a thorough walk around their property and look for the following maintenance and repairs that may need to be performed in accordance with the rules and regulations of the Colony Association:

Front and Side Exteriors

- Front door trim may need repair and/or repainting. (TIP: Use a good outdoor white paint with a low luster finish for all trim work for best results)
- Front door lower door trim panel may need repair and/or repainting. Front doors that need repainting must remain the same color. For a list of the paint colors and brand, see below.
- Overhang posts may need repair and/or repainting. If posts are beyond repair, see note below about the approved replacement post. TIP: If posts need replacement, please seek professional advice on how to support the overhang during post replacement. Failure to do so or to replace posts that are splitting or decaying at the bottom could result in serious structural damage to your overhang and will be very costly to repair).
- Bay window panels may need repainting. (TIP: try-cleaning bay with Oxyclean mixed in a spray bottle first. It should whiten aluminum and perhaps the panels.). If needed, repaint panels.
- Vinyl siding may need to be power washed to remove dirt/mold.
- Flowerbeds may need to be weeded/edged/mulched. (All beds must contain at least 2" of approved (dark brown mulch)
- All shrubs should be trimmed to maintain height below windowsills. Any replacement shrubs are to be made with similar shrubs to maintain harmonious landscape theme. No beds may be left empty of shrubs.
- Garage door trim may need repair and/or repainting

Back Exterior

Homes with walkout decks:

- Deck may need to be power washed
- Deck may need to be coated with a clear sealant or with the following approved semi-transparent stains.
 Wolman Semi Transparent Stain – Chestnut Brown
 Behr Semi Transparent Stain – Chestnut Brown
 (Both available at Home Depot)
or.
 Cabot Semi Solid Finish – Chestnut Brown
 Olympic Semi Transparent Stain – Russet
 (Both available at Lowe's)
- All non-compliant finishes such as non approved colored stains or paints must be removed and approved colors or clear sealant must be applied. All deck additions (below existing decks) or railings in non approved colors must either be replaced or coated in some manner as to be harmonious with approved clear sealant or semi-transparent stain colors.
- Deck railing/steps may need replacement/repair. TIP: Loose boards are better secured with 2.5" outdoor deck screws than re-nailing—remove old nails and insert screw in same hole.



IMPORTANT: A number of decks were missing railings and boards. This is a real safety hazard and must be addressed immediately. All other structural posts and boards must be checked to ensure the integrity of the deck is being maintained. Serious injury could result from failure to perform this check and any necessary maintenance.



Homes with fences



- Fence may need to be power washed
- Fence may need to be coated with a clear sealant as per regulations. All non-compliant finishes must be removed and a clear sealant applied.
- Fence boards/lattice may need repair or replacement
- **Please Note:** White Vinyl Fences have been approved with certain specifications in Clifton Mill. Residents can obtain the approved specifications from the board at colonyboard@hotmail.com or the Clifton Mill website: www.clifton-mill.com or from CMSG, Inc.



General comments

- Play items/baby pools should be removed from common areas and stored neatly each night out of sight of main road. No toys may be left in common areas when not in use.
- It is not permitted to attach anything to the outside of fences or decks



Driveways

Large oil stains should be removed. Please consult with your local hardware store for suggested remedies.



TIP: Have dried sealant on your siding from sealing your deck or fence? Try Greased lightning cleaner, available at Lowe's. Spray on area, let sit about 30 seconds, wipe off. Reapply if needed.



TIP: Try restoring your shutters with Restora it is made by Flood Corp. and can be purchased online at www.epaintstore.com or you maybe able to find it in a hardware store. There are 2 steps 1) a cleaner 2) a revitalizer.



Other:



The approved posts are Perma Post from Lowe's or similar product from Home Depot. Retail around \$100.00.



The approved paint colors are attached: **Colony Color Combinations**



There will be periodic inspections for the above items so please make sure to take care of the repairs to avoid further notices and/or fines.



Thank you for your anticipated cooperation.



3/30/2012

