

Areas Included in Exterior Painting

1-The screened front entry. This is visible to anyone who comes to your door. If the screen door and/or screen frames look new, they do not need to be painted. If in doubt, paint them.

2-The screened sitting area just off your front entry. This must be painted on the same schedule as the building exterior for waterproofing reasons. It needs to be either the same color as your building, or a shade or two lighter in the neutral palette so it is not visibly different (from the street) compared to the rest of the exterior.

3-The atrium. This is the "open air" space in the middle of your condo. It is open to the sky. If you have an end unit, it may also open out onto the lawn if you've installed a gate. This needs to be painted as part of the exterior for waterproofing reasons and for visibility to the atrium walls in the case of end units or visibility between units in the case of "middle" units.

a-If you want the atrium "view" from your condo to be a lighter color than the building, you may choose a color from the neutral palette. This color can only be used from the top of the fence down, or from the top of the sliding glass door down, whichever insures that this second color is NOT visible from the exterior of the building.

b-If you have put up sunscreens or decorated the walls with various hangings, that must be removed for painting and reinstalled after you are done painting. DO NOT expect the painters to paint around this. All atrium walls must be kept waterproof so they must be painted regardless of the effort it takes to remove the decorations you may have added.

4-The chimney. For those units that have a chimney, don't forget to have this painted when the exterior is painted. Very important for waterproofing and leak detection where the chimney joins the roof.

5-The garage door.

6-The pedestrian door to the garage. Either paint this the same color as the building, or the same color as the front door. This is not visible from the street.

7-The front door to the unit. The owner can choose the paint color. This is not visible from the street.

8-The door to the air handler for your air conditioner. This door is in the atrium.

---

Lanai--Excluded from Exterior Painting unless it is SCREENED

The lanai. This is either a screened back porch or its been converted to be part of the interior (windows replaced the screens, space is under air conditioning). This latter situation is considered "interior" and is not included in the exterior painting.

If the lanai is SCREENED it needs to be painted on the same schedule as the exterior walls using the same quality of paint and primer to maintain waterproofing . Since this is adjacent to other interior walls in your home the owner can pick the color to paint those walls. The walls are not normally seen by anyone walking by so the decorating is up to the owner, but a screened lanai is subject to rain and humidity so needs to be treated as an external wall for waterproofing purposes.