Morgan Street Birch Run Homeowners Association
Architectural Replacement Specification

Purpose: A mandate of the HOA is property value maintenance, thru the maintenance of a uniform & high standard of building appearance.

Scope: Exterior Painting – Siding, Trim, Decking, Support Posts

Post &. Decking: Each home has 6" x 6" pressure treated post that support privacy fences and porch roofs, and some homes have similar patio or walkway barrier beams and decking. These post or beams have aged naturally and are ***not*** to be painted or stained. In the event weathering has given cause for a homeowner to feel that their property value could be impacted by the appearance of the post or decking they can submit an architectural request to stain, once approved, the approved stain is detailed below. Once a post, beam, or barrier has been painted maintenance is homeowner responsibility

Post & Decking Color: It is recommended that a translucent driftwood like grey stain be used for wood that has not been painted. Minmax, Semi-Transparent Slate Oil-Based penetrating stain is a recommended stain for wood. Driftwood grey, as illustrated to the right and below is a widely recognized color when approximating the weathered appearance of naturally aged pressure treated wood with a paint and is suitable for use in instance where a post has been previously painted, and staining is not an option. (NOTE: paint matching color currently available Saratoga Quality Hardware, mfg. Benjamin Moor, color name: Fairview Taupe, formula: base 694-3X Y3 0x 11.125; S1 0x 9.50; W1 0x 9.0; R3 0x 1.875)

Siding: Defining a repeatable paint color in a specification requires providing specific, non-proprietary descriptions or formulas The most effective method involves specifying the manufacturer, color name/number, and finish, and requiring that colorants are formulated to a documented standard. Appendix A offers currently available data. o Information is from information on file with Quality Hardware. Allderdice, ***no longer*** maintains color formulas for original Birch Run "colors" as result the original names are no longer valid.

The request for quote issued by Edgewater Mgmt. prior to initiating any building painting will require the contractor to perform a color match using a color chip from the building and provide Edgewater the name of the manufacture, manufacture's color, and the color formula. Information to be used to update quote.

NOTE: *Paints and stains will fade due to exposure to the environment, especially UV ray exposure. In instance where homeowner has need to match existing color due to repairs, it is recommended homeowner have aged color matched at paint provider of their choice with paint chip or piece of removed siding from area under repair*.

Trim: House, window, door trim color is white. No exceptions.

Schedule: The HOA Declaration and Covenants states building are to be painted or stained every 5-7 years. Historically the practice has been for HOA board to contract to have building's stained every 7 years. Appendix B contains painting schedule.

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Appendix A Color Formula & Definition

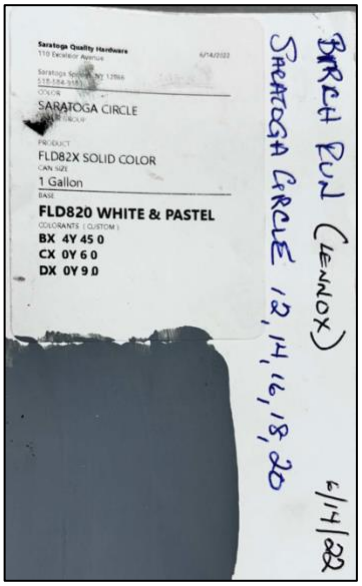
Bldg. Ref..	Building Address	Original Color [1]	Source	Mfg. Nane	Color Name	Mix [2]	QR Code
Q	1-3-5-7-9 Saratoga Circle	Dune Grey	Alderdice	Benjamin Moor	Custom	Y3 1X 2.75; S1 5X 1.25; W1 1X 17.00; G1 1X 11.00	N/A
	"	"	Quality Hardware	Benjamin Moor	Custom	BX 17Y, +1 1/2; CX 17Y, +31 1/2; FX 7 1/2	78023
K	2-4-6-8-10 Saratoga Circle	Joe Brown or DAC	Quality Hardware	Benjamin Moor	Custom	BX 27Y +14; CX 4Y +3; FX 2Y +39; WX 16Y +4 1/2	58995
R	11-13-15-17-19 Saratoga Circle	Joe Green					
I	12-14-16-18 -20 Saratoga Circle	Spruce Blue	Quality Hardware	Benjamin Moor	Custom	BX 4Y 45.0; CX 0Y 6.0; DX 0Y 9.0	N/A
S	21-23-25 Saratoga Circle	Joe Brown or DAC					
M	24-26-28-30-32 Saratoga Circle	Dune Grey	Quality Hardware	Benjamin Moor	Custom	BX 13Y +16; CX 19Y +43; FX 1Y + 29 1/2	20831
T	2-4-6 Birch Run Dr.	Spruce Blue	Quality Hardware	Benjamin Moor	Custom	Y3 1x 13.75; S1 5x 31.75; W1 2x 26.75; B1 1x 0.00; G1 0x 23.75	N/A
NA	1-3-5-7 South Collins Terrace	NA					

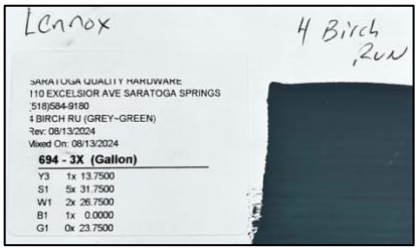
[1] Original name no longer valid, included as reference only

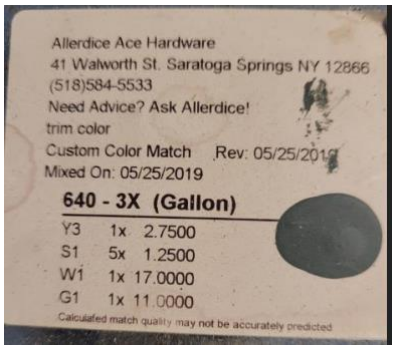
[2] formula provide by Quality Hardware, all to be validated at of use

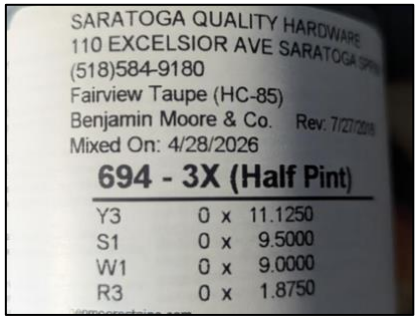
Bldg. Ref..	Building Address	Original Color	Source	Mfg. Nane	Color Name	Mix [2]
NA	Post, Beam, barrier, Decking	Naturally Aged	Quality Hardware	Benjamin Moor	Fairview Taupe	Y3 - 0x 11.125; S1 - 0x 9.50; W1 - 0x 9.0; R3 - 0x 1.875

[2] formula provide by Quality Hardware, all to be validated at of use









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Appendix B Painting Schedule

Morgan Street Birch Run HOA
Building Painting Schedule 6/1/26

Building	Year
2-4-6 Birch Run Dr.	2028
21-23-25 Saratoga Circle	2028
24-26-28-30-32 Saratoga Circle	2029
12-14-16-18-20 Saratoga Circle	2029
1-3-5-7 South Collins Terrace	2029
2-4-6-8-10 Saratoga Circle	2030
11-13-15-17-19 Saratoga Circle	2030
1-3-5-7-9 Saratoga Circle	2030
2-4-6 Birch Run Dr.	2035
21-23-25 Saratoga Circle	2035
24-26-28-30-32 Saratoga Circle	2036
12-14-16-18 Saratoga Circle	2036
1-3-5-7 South Collins Terrace	2036
2-4-6-8 Saratoga Circle	2037
11-13-15-17-19 Saratoga Circle	2037
1-3-5-7-9 Saratoga Circle	2037

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Appendix C – Original color name . . . historical reference only . . . no longer valid

Bldg. Ref.	Building Address	Color[1]
T	2-4-6 Birch Run Dr.	Spruce Blue
Q	1-3-5-7-9 Saratoga Circle	Dune Grey
R	11-13-15-17-19 Saratoga Circle	Joe Green
l	12-14-16-18 -20 Saratoga Circle	Spruce Blue
k	2-4-6-8-10 Saratoga Circle	Joe Brown or DAC
s	21-23-25 Saratoga Circle	Joe Brown or DAC
M	24-26-28-30-32 Saratoga Circle	Dune Grey
NA	1-3-5-7 South Collins Terrace	NA

[1] Infor from Edgewater doc. Dated 6/13/06