

# Guidelines for Maintaining The Exterior of Your Home

Section 9(b) of the HOA's restrictions requires owners to maintain the exteriors of their homes in good condition and repair at all times. Further, section 9(b) requires each residence to be repainted by the owner as needed to maintain the exterior of the residence to the standards of the neighborhood as determined by the Architectural Committee. Repainting and/or repair to siding may be required due to any of a number of factors. These may include, wear and tear, fading color, cracking caulk and gaps or shrinkage.

When, in the opinion of the Architectural Committee, the exterior appearance of a residence has been allowed to deteriorate to the point where repainting and/or repair to siding is required, the homeowner will be notified and required to repaint and/or repair their residence. Included below are some of the factors which may lead to a requirement to repaint.

If it has been five or more years since your home was painted, we highly recommend you review the following information. Besides improving the look of your home, repainting may prevent more costly repairs in the future.

## HOW TO DETERMINE IF YOUR HOUSE NEEDS REPAINTING.

**Wear and tear.** All paint will eventually wear out. You may see cracking, peeling, and bubbling. Wear and tear of this nature often happen because of an improper job, dry rot, mold, or time and nature have begun to work. When you see these, fix them immediately. The longer the problems sit there, the more damage there is, and the harder and more expensive they are to fix.

**Fading color.** The sun and weather will cause your paint to fade over time. The vibrant color will be gone and your home will look worn down. There may be uneven patches of paint. Lighter colors don't normally fade as quickly. If you have a darker exterior color be on the lookout for faster fading.

**Cracking caulk.** Over time caulk becomes brittle, losing its elasticity. This causes it to crack and break, water can then get between the cracks and cause moisture damage.

**Gaps or shrinkage.** Boards tend to shrink and create gaps in the siding. This can be due to dry rot, meaning moisture is getting in the wood. It's best to get a professional to assess the damage before anyone tries to fix it.

Most people paint their house exterior when it starts looking bad. Depending on the type of siding, it can be anywhere from 3 to 20 years. **On average, most house exteriors need painting every 5 years.** Besides siding, it also depends on the paint, location, climate, and weather.

- Painted brick siding needs re-painting about every 15 to 20 years depending on upkeep and location. Unpainted brick only needs occasional cleaning.
- Cement fiberboard siding can last 10-15 years before needing another paint job.
- Stucco siding paint is typically good for around 5 to 6 years.
- Wood siding tends to last between 3 to 7 years, 4 years if stained.

## **WHAT AFFECTS THE DURABILITY OF AN EXTERIOR PAINT JOB?**

**Paint.** It's low vs high-quality here. Lower quality paints are cheaper upfront, but they don't tend to look as good or last as long as higher-quality ones. This means you'll need to repaint your home exterior sooner.

**Climate.** Wet vs dry, hot vs cold, and other climate factors change the lifespan of your exterior paint. It'll either help it last longer or wear it out more quickly.

**Weather.** If your area is nice and sunny most of the time, your paint should do better than if it is stormier. Storms tend to cause damage more quickly than the sun.