

SPECIFICATIONS AND OTHER NEEDED INFORMATION

2.3 Paint:

Listed you will find some of the companies who have the formula for Shadowood colors. You will also find the specific formulas used. Remind the store to check and use the formula on file for Shadowood of The Springs. Be sure to specify a mildew inhibitor be included in the paint.

- **21 Sherwin Williams**
851 E. SR 434
Longwood, Florida 32779
(407) 260-6161

Color Mix:
Exterior Stucco Shadowood Body Beige – Formula Weather Perfect
Tinting White 1 gallon 20/32 Y3, 44/32 Umber, 1/64
maroon , extra white formula 6/32 gold
plus 11/32 umber

Exterior Siding Shadowood Gray – Formula
1 gallon Black 2oz 26/32, Gold 40/32,
Violet 16/32, Maroon 3/32, Green 4/32

Exterior doors/trim Shadowood Gunmetal Gray – A100 Satin Base C, 1
gallon Sherwin Williams color 2118 plus 20/32 of W1
B – 2Y30
C – 34
I – 17
- **MAB Paints**
147 E. SR 434
Longwood, Florida 32750
(407) 331-2964

Color Mix:
Exterior Stucco 061 - 1971 - Sea Shore Flat House Paint
1 Gallon
C – 26/96
L – 2 Y 4

Exterior Siding Shadowood Gray – Fresh Coat Latex House Paint
1 Gallon
S – 2

Exterior doors/trim Gunmetal Gray – 024 – 1911 – Sea Shore Semi Gloss
1 Gallon
B – 6Y36
C – Y40
D – 4
Kx – 3Y20

- The Village Paint Shoppe
3801 W. Lake Mary Blvd., #117
Lake Mary, Florida 32746
(407) 328-0908

20% discounts available to Shadowood Village residents

Benjamin Moore Color Mix:

Exterior Stucco Moorlife Exterior Acrylic Flat
1051B – quart formula Oy – 16, Bk – 4 ½, Og – 4

Shadowood Gray – Moorlife Exterior Acrylic Flat
1052B – quart formula Oy – 8, BK – 17, Og – 4 ¾

Shadowood Gunmetal Gray –
Moorglo Exterior Acrylic Soft Gloss
0963B – quart formula Oy – 24, Bk – 1x26, Tg – 2 ½

2.4 Roofing:

GAF Sunset Brick, Timberline #30, Shadow Accent
Architectural Shingle, 30 year warranty

Pre-painted Gray drip moulding (flashing)
Request Gray drip moulding with shingles. This saves painting the moulding
Shadowood Gray after installation.

2.8 Overhead garage doors:

Clopay Garage Doors, Model 624
Wayne Dalton, Model 224
Windsor Door, Model 240
Overhead Door Company, Model 424

Pictures and specifications are available from the property manager.

3.0 Fencing:

The fencing for Shadowood Village was designed with rough-sawn cedar planks, rough side out. The fencing may be rebuilt with either cedar wood as originally designed or with Hardiplank board with Select Cedarmill finish (cement-fiber board). Only one material must be used when rebuilding fences, and “patching” must be done with the same material being replaced. That is, damaged/rotted wooden planks must be replaced with cedar planks and damaged Hardiplank must be replaced with Hardiplank, when “patching”. Also, use full-length planks when replacing, no “stub-patches”. These guidelines are most important to ensure that your property maintains the integrity of the Village architecture.

*If you are replacing your fence completely, please meet (you and your contractor) with

the designated Village Hardiplank/fence inspector before construction begins. The Property Manager will arrange the meeting. This pre-construction review is most important to ensure that you will receive a properly built fence. He will also consult with you, upon completion, before you pay your contractor/builder.

(a) Replacement: When replacing fences, please look at the construction methods on the original plans for wood or on the recommended frame design for Hardiplank. This step is most important to ensure that your rebuilt fence is stable and the “cap-boards” will not sag.

*Please note: the framing for the cedar fence will not work for Hardiplank. Hardiplank requires a framing structure different than the original wood fence. These framing plans and specifications are maintained by the Village Property Manager and are available to homeowners and contractors.

*Please note: the framing for many of our original fences was not built to specifications. Hence, many of the fences “sag” because the top-framing was “spanned” too far, and 4x4’s or “girded” 2x4’s were not included in the frame. In other words, the top horizontal board on the frame should not be a single 2x4 p.t. board. It must be a 4x4 or 2 “girded” p.t. 2x4’s. Please check the drawings, if you have any questions.

(b) Fence cap/trim board replacement: Cedar or HardiTrim may be used to replace sagging or damaged cap boards on cedar fences. *Note -- before replacing the cap board, the top-plate 2x4 p.t. of the fence should be “L-girded” (a 2x4 right-angled below it to prevent sagging). Next, replace the cap/trim boards with HardiTrim HLD Rustic Grain (1x) thickness. Specifications for the widths, nailing patterns, nail/screw types are included in the fence drawings. Please contact the Property Manager for these specifications.

(c) Painting: All bare wood and bare Hardiplank/Trim surfaces should be primed with a high grade exterior latex PRIMER, then two coats of the high quality exterior flat Shadowood Gray/w-mildew resistant additive latex paint should be applied. (3 paint companies have Shadowood specs. Call Property Manager.

Care should be taken to paint the bottom edge of the trim and plank boards near the ground! Any joints in the trim should be first CAULKED with a high grade 45 year Exterior acrylic latex caulk (i.e. Pollyseamseal).

(d) At your own choosing, you may paint or cover the interior framing of the fence. As long as there is no visual impact from outside the fence, you may cover the fence framing with other materials. Please check with some of your neighbors who have provided a unique interior courtyard. Please mention your proposed interior changes on the ACC application.

(e) Please ask your contractor to follow the Village recommended drawings and specifications, not “sight plans”. Contact the Property Manager for these drawings and specifications.

3.1 Gates:

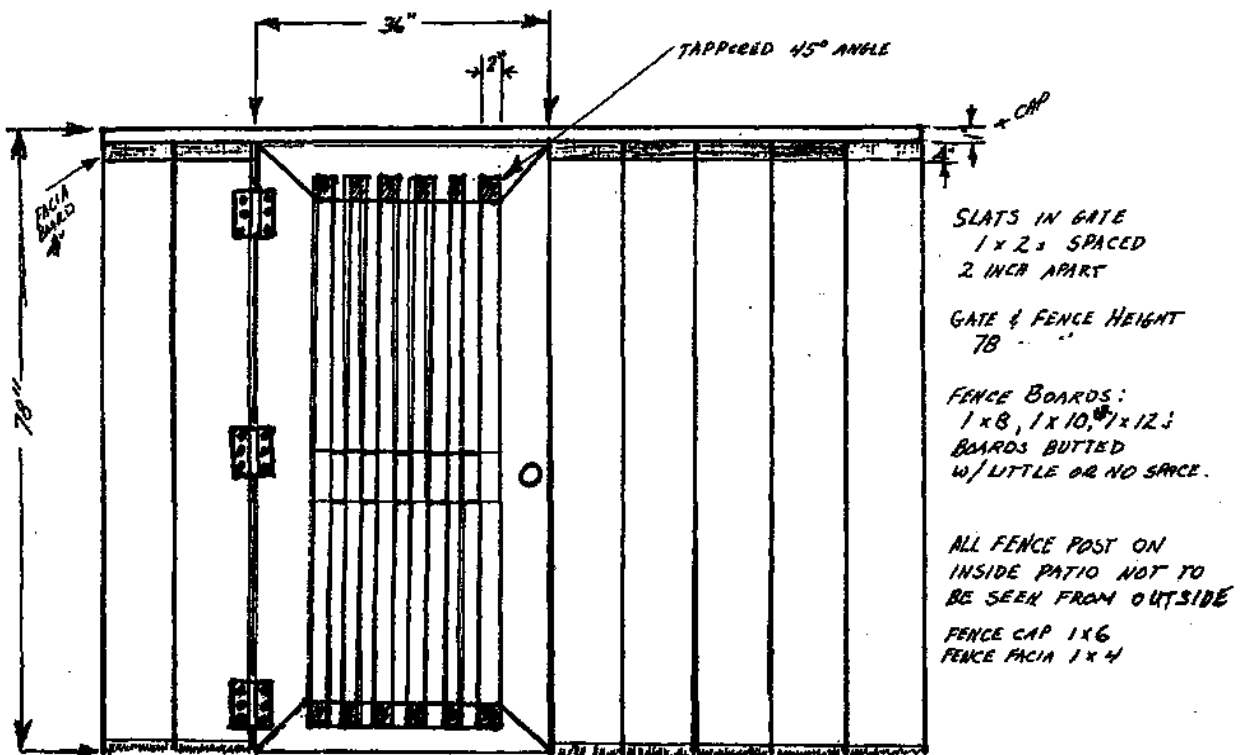
Front gate is made of cedar as shown on page 24. Back fence gate is covered by

planking conforming with fence planks.

Corner joints and horizontal joints of the door frame should be reinforced with cedar "block" pieces. This will ensure the rigidity of the door and minimize sagging and warping. A minimum of 3 hinges should be used.

If the front gate includes a security lock that will be engaged at all times, a doorbell at the front gate is needed.

Contact the Property Manager for details and photos of the gate construction.



4.0 Wood Repair:

All wood shall be Rough-Sawn Cedar or Hardiplank Harditrim. Termite damage shall be repaired and repairs shall match existing boards and provide a consistent look. Replacement boards shall be full length, and under no circumstances shall the repair method be patch or "quick fix." All rotting or warped wood shall be replaced with the same quality and style of wood and material used in the original construction or newly approved Hardiplank. All wood surfaces shall be pressure washed or scraped to remove flaking or loose paint prior to painting. All new wood shall be primed. All wood joints shall be caulked as needed to seal joints. Trash Bin Doors-Cedar T111 or Hardiplank may be used as an alternate when remaking the doors, but as with all other repairs, plans must first be submitted to the SVBD and ACC.

5.0 Mailbox:

Shadowood's goal is to phase out the original mailbox, as they need repairs or otherwise, in favor of a mailbox located above the trash bin under the cover of the overhang, and complying with postal requirements. The new mailbox shall be cut into the wall of the garage and shall not be placed on top of the trash bin cover. Only the mailbox door shall be visible and it is to be painted to match the background. When the old mailbox is removed, care shall be taken to cap property the old light wiring or install an outlet inside the trash bin. The stucco shall be carefully patched to blend with the existing stucco and painted to match.

