

# Paint and Repair Assessment Guidelines



Estrella Vista Homeowners Association  
Goodyear, Arizona

Adopted 04/01/2024

# TABLE OF CONTENTS

<b>PURPOSE</b> .....	3
<b>GENERAL</b> .....	3
<b>ADMINISTRATIVE</b> .....	3
<b>ASSESSMENT CONDITIONS</b> .....	4
MULTIPLE DISCOLORATION .....	4
DEFECTIVE PAINT SURFACE .....	4
LEACHING.....	4
EFFLORESCENCE .....	4
RUST OR STAINING.....	5
CRACKED / BROKEN STUCCO and CONCRETE .....	5
ACCESS and RV GATES.....	5
<b>ATTACHMENT 1</b> .....	6
Example of Multiple Discoloration (Fading) .....	6
<b>ATTACHMENT 2</b> .....	7
Examples of Defective Paint Surfaces .....	7
<b>ATTACHMENT 3</b> .....	8
Examples of Leaching.....	8
<b>ATTACHMENT 4</b> .....	9
Examples of Efflorescence .....	9
<b>ATTACHMENT 5</b> .....	10
Examples of Rust and Stain Deposits .....	10
<b>ATTACHMENT 6</b> .....	11
Examples of Cracked or Broken Stucco .....	11
<b>ATTACHMENT 7</b> .....	12
Examples of Unserviceable Access and RV Gates.....	12
<b>ATTACHMENT 8</b> .....	13
Example of EVHOA Approved Paint Scheme.....	13

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## **ESTRELLA VISTA HOMEOWNERS ASSOCIATION PAINT and REPAIR ASSESSMENT GUIDELINES**

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### **PURPOSE**

The purpose of this assessment guideline is to establish standards how the Association will evaluate homes, approved ancillary units, and sidewalls to determine when to issue a notice or violation to paint, clean, repair, or take corrective action concerning the maintenance of homes, approved ancillary units, and sidewalls within the community.

### **GENERAL**

The criteria listed within each condition are provided as a guideline when assessing damage to an exterior surface. Inspectors may use any one or more of the following conditions when assessing homes, ancillary units, or walls in need of repainting or repair. Inspectors have the discretion to apply a lesser standard that is no less than fifty percent of the criteria listed in each condition.

### **ADMINISTRATIVE**

**APPROVALS:** No home, ancillary unit, or sidewall may be constructed or maintained on a lot and no exterior addition, change, or alteration may be made until all plans and specifications are submitted and approved in writing by the Architectural Committee.

**EXCEPTIONS:** The minor repair or painting of homes, ancillary units, or walls is allowed without prior approval under the following conditions.

- The repair area should be no greater than 10 x 10 feet (100 sq. ft.). For the purposes of this rule, a repair area is any portion of the existing house's or ancillary unit's exterior walls, foundation, lighting, roofing, entry and security doors, garage doors, fencing and gates, windows, driveways, sidewalks, or any other exterior areas that are damaged and in need of repair.
- After repair, the repaired area must match to the maximum extent possible, the existing color, texture, composition, and design of the adjacent areas not needing repair or to the same undamaged condition it was in prior to repair.
- Any repairs that do not meet the conditions above will be considered major repairs, such as an entire or larger area house painting, complete roofing replacement, or reconstruction after fire or storm damage, and must have the Architectural Committee's approval before repairs can begin

## **ASSESSMENT CONDITIONS**

### **MULTIPLE DISCOLORATION**

#### **(Attachment 1)**

Multiple discoloration (fading) refers to the lightness or darkness in shade, tone, or tint of the same color. Any paint discoloration or fading that is assessed to be 30 percent or more from the color when newly applied may be considered in need of repainting. For the purpose of this rule, any variance from a shade, tone, or tint from another shade, tone, or tint of the same color is considered a ten percent discoloration<sup>1</sup>. Any singular or cumulative areas greater than one hundred (100) square feet (10 feet x 10 feet) with a multiple discoloration or faded surface on the house, ancillary unit or wall, may be considered in need of painting or repair. The following may be used to assess discoloration or fading:

- i. If the paint color is known, using the sample from the approved paint scheme as an example of newly applied paint (Attachment 8)
- ii. Estimating the amount of fading from the house sides receiving the most sun (South and West side) with the side that receive the least amount of sun (typically the North side)
- iii. Evaluating the sides of the house receiving the most sun to assess a slight camouflage or shadowing effect (in the absence of an actual shadow) from multiple shades, tones, or tints of the same color

### **DEFECTIVE PAINT SURFACE**

#### **(Attachment 2)**

Defective paint surface is defined as any scaling, chipping, peeling, or loose paint on exterior surfaces of a house, ancillary unit, or wall. Any singular area greater than one (1) square foot with a defective paint surface, or any cumulative areas greater than two (2) square feet on the house, ancillary unit or wall, may be considered in need of painting or repair.

### **LEACHING**

#### **(Attachment 3)**

Leaching is the appearance of brown, tan, or clear spots or streaks on exterior painted surfaces. Any cumulative area greater than 25 square feet (5 feet x 5 feet) may be considered in need of painting, cleaning, or repair.

### **EFFLORESCENCE**

#### **(Attachment 4)**

Efflorescence is the formation of a powdery deposit (typically from salts) on the surface of concrete, brick, rock, stucco, or other similar materials. Any singular area greater than one (1) square foot or

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<sup>1</sup> This would equate to having a least three noticeable variations in shade, tone, or tint. V1 to V2= 10%; V1 to V3=10%; V2 to V3= 10%

any cumulative areas greater than two (2) square feet showing signs of this powdery substance on the house, ancillary unit, or wall may be considered in need of painting, cleaning, or repair.

### **RUST OR STAINING**

#### **(Attachment 5)**

The type of rust referred to here is surface rust or the surface staining of paint typically caused by the corrosion of some type of metal or reinforcement under the surface. It appears as some localized patches or streaks of brown, black, orange, or white deposits on the surface of the painted or concrete surface. Any singular area greater than one (1) square foot or any cumulative areas greater than two (2) square feet showing signs of rust or staining on the house, ancillary unit, or wall may be considered in need of painting, cleaning, or repair.

### **CRACKED / BROKEN STUCCO and CONCRETE**

#### **(Attachment 6)**

The type of cracks referred to here are the larger cracks that result in delamination or missing pieces of the underlying or base material. Hairline or small cracks alone are normal with stucco and concrete and should not be assessed as needing repair. Any singular crack greater than one (1) square foot or any cumulative cracks greater than two (2) square feet that have resulted in delamination and/or any broken or missing pieces of the underlying material may be considered in need of painting or repair.

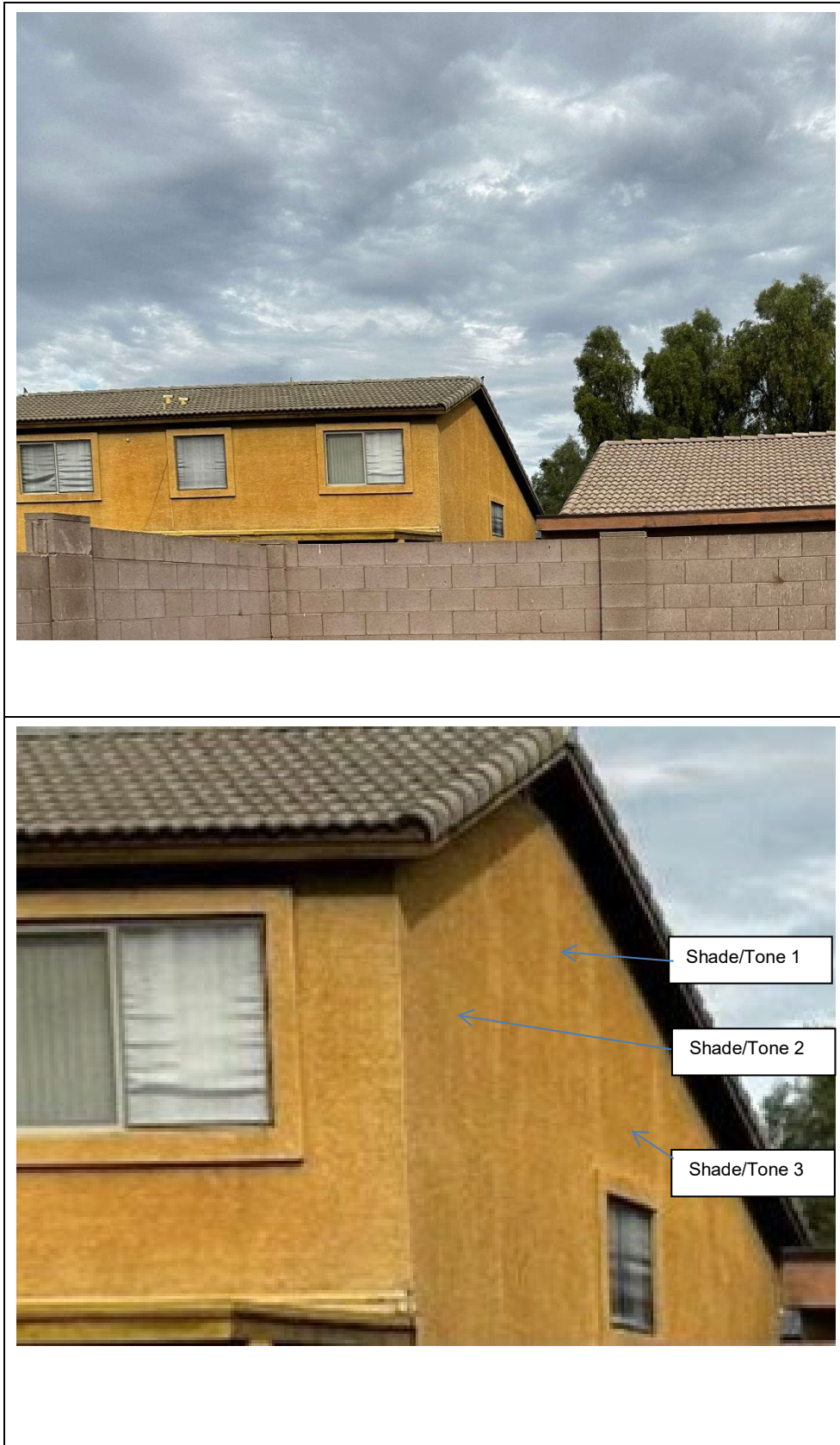
### **ACCESS and RV GATES**

#### **(Attachment 7)**

Access and RV Gates are considered unserviceable under the following conditions:

- i. Wooden slats that are missing, broken, splintered, warped, or show signs of mildew or rot are considered unserviceable. Naturally weathered wooden slats that do not have any of the aforementioned conditions are considered serviceable. If the wooden slats are painted or stained the colors should be a clear or natural wood colors in Brown or Red tone (for example: Brown tone could be Walnut, White Oak, Birch, or Maple; Red tone could be Redwood or Red Cedar).
- ii. Metal gate frames should show no signs or rust, decay, or corrosion. If painted, the gate frame must be one solid color with no signs of severe fading (exposing bare metal) or chipped or flaking paint.
- iii. Access and RV Gates must be functional and attached to the adjoining wall openings. Gates that have broken latches or are unattached to the adjoining wall are considered unserviceable.

**ATTACHMENT 1**  
**Example of Multiple Discoloration (Fading)**



**ATTACHMENT 2**  
**Examples of Defective Paint Surfaces**



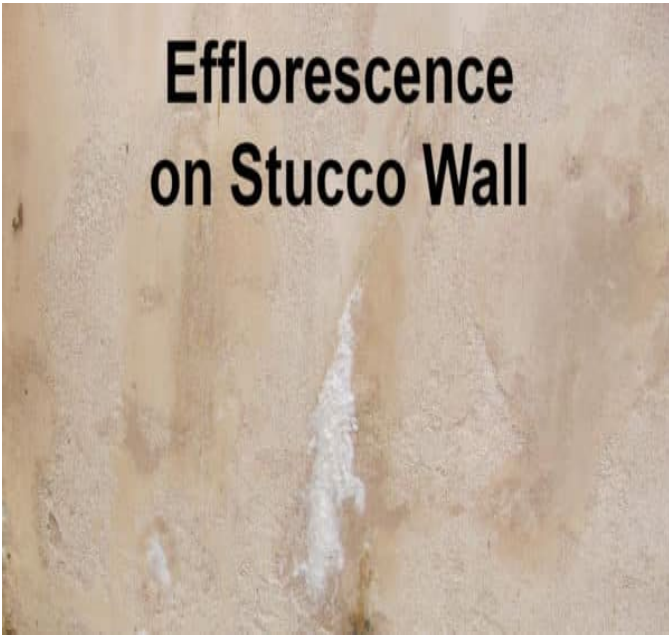
**ATTACHMENT 3**  
**Examples of Leaching**



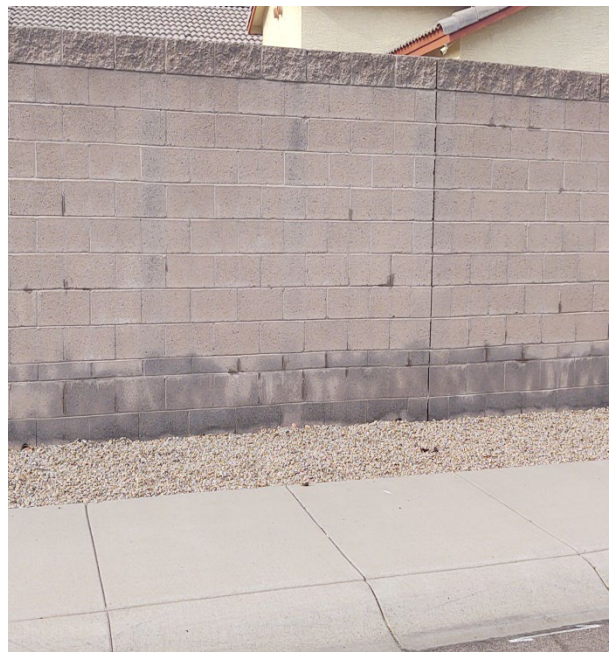


**ATTACHMENT 4**  
**Examples of Efflorescence**

**Efflorescence  
on Stucco Wall**



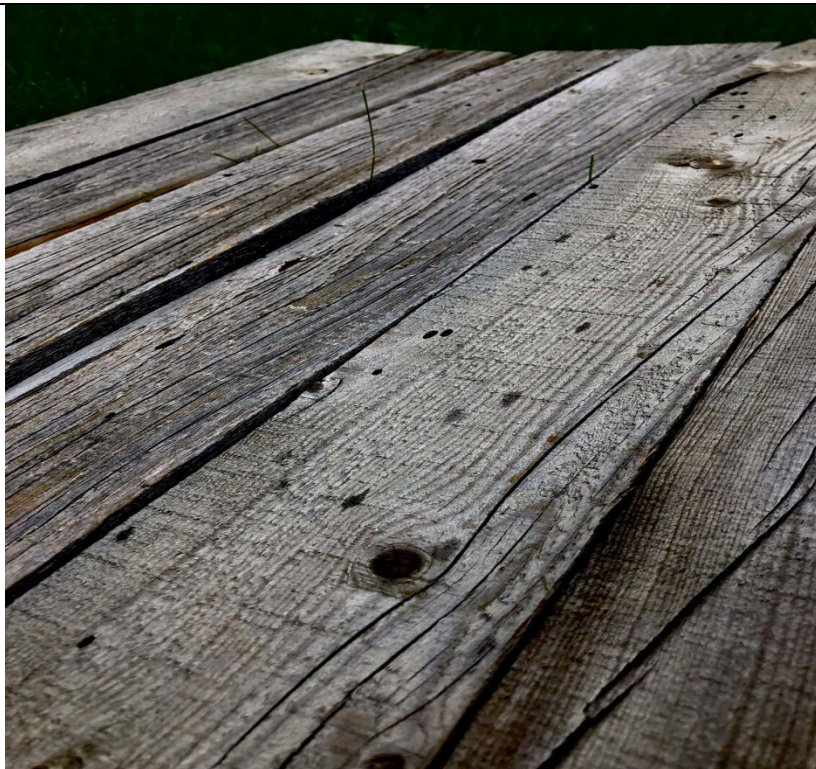
**ATTACHMENT 5**  
**Examples of Rust and Stain Deposits**



**ATTACHMENT 6**  
**Examples of Cracked or Broken Stucco**



**ATTACHMENT 7**  
**Examples of Unserviceable Access and RV Gates**



**ATTACHMENT 8**  
**Example of EVHOA Approved Paint Scheme**

# Estrella Vista



**SUBDIVISION:** Estrella Vista - Updated November 2020

**LOCATION:** Goodyear, AZ, 85338

**Scheme 5**

<b>DEC757 Rincon Cove</b> Body RL#684	<b>DEC756 Weathered Brown</b> Pop-out/Trim RL#679
	<b>DEA157 Cellar Door</b> Garage RL#446