



EXTERIOR PAINTING SPECIFICATIONS

In September 1998, the Cuernavaca Homeowners' Association Board of Directors approved exterior painting for homeowners. Previously, only unpainted stucco was the norm. The Board asked the Architectural Control Committee (ACC) to provide paint specifications for distribution to homeowners and their contractors, with the specifications to include brand and color for both acrylic and elastomeric paint.

Painting requests must be submitted to the ACC before work commences, with a clear statement that the owner will only use approved colors.

Acrylic paint provides a relatively inexpensive and effective solution. It should help retain the original Cuernavaca "look" because it is a thinner coat than elastomeric. One-gallon covers approximately three times the square footage compared to elastomeric at half the price per gallon. Painting contractors may need different nozzles to apply elastomeric. Either paint may require "back rolling" after spraying it on. However, elastomeric should last twice as long as acrylic. It has the additional advantage of bridging the cosmetic hairline cracks in stucco, as well as providing a higher degree of waterproofing. Finally, elastomeric may better resist the accumulation of black algae and mildew, particularly on North-facing surfaces.

Matching the Cuernavaca colors requires a custom mixture. The formulas that have been previously tested at Cuernavaca consist of a flat base and three additional colors. Neither acrylic nor elastomeric is inherently more difficult color to match. Furthermore, since both formulas use a flat base, sheen differences are negligible. One of the problems with color matching is that paint suppliers occasionally change their formulas for the component colors of our formula. If they are on the ball, the mixers will have a conversion factor.

The ACC recommends two paint manufacturers and their formulas for color-matched paints for Cuernavaca homes. Paint suppliers emphasize that the grade of paint selected influences the quality of coverage, appearance, and effective life. We further recommend application of a sample of the mixed formula in a test patch before painting the entire house; **owners are responsible for ensuring conformity with those custom colors.** Homeowners may use any licensed painting contractor.

Wall surfaces that are within view of common areas may be patched or repainted without ACC review. However, if the result is an obvious mismatch, then the entire surface, corner to corner, must be repainted at the owner's expense

A separate document outlines issues related to time-dependent blackening of stucco surfaces, whether painted or not.

Cuernavaca Paint Formulas

KELLY MOORE

1808-B El Camino Real (at Yuba Drive)
Mountain View
650-964-5220

Cuernavaca Custom Control Number 91-1446MV

Primary Stucco Paint

Acrylic

- 1240-121 tinted exterior flat base
- C-Y12
- L-10
- R-17.5

Elastomeric

- 1128-100 flat base
- C-16
- L-2
- R-7

Trim Paint: Bone White

Front Door Only

- 1250-27 enamel

Window Sills, Garage Door, Beams

- 1240-27 flat acrylic
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SHERWIN WILLIAMS

505 West El Camino Real (at Lane Ave near Castro St)
Mountain View
962-8801

Primary Stucco Paint

Cuernavaca Custom Reference Number MV09-518

Acrylic

- TWT flat base
- Y3-16
- R2-2
- 61- +15

Elastomeric

- Not Available

Trim Paint: Bone White

Cuernavaca Custom Reference Number MV09-519

Front Door Only

- A8W151

Window Sills, Garage Door, Beams

- A6W151 flat
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NOTE: Vendors previously included Fuller O'Brien paint from Cudahay Paint & Wallpaper in Los Altos, but they are no longer in business.

Updated 9/23/09