



## STUCCO WALL CLEANLINESS

The neat, tidy, and clean appearance of structures in Cuernavaca is an important element of its attractiveness and maintenance of property values.

Whether a house is painted or not, there is inevitable blackening where vertical stucco surfaces meet horizontal surfaces. This is most prominent in North-facing areas where sunlight intensity is lower, especially where the roof meets the wall, below window frames, around the decorative "cannons", on low stucco walls at the property boundary, etc.

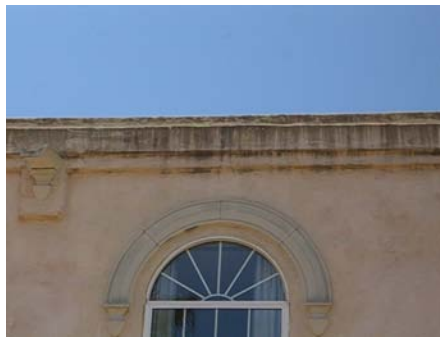
This blackness creates an appearance that is not consistent with the desired visual cleanliness of the structures in our community.

In order to set a standard on when this blackness should be cleaned, the Architectural Control Committee developed a visual standard, based on consensus of a series of photographs of different degrees of blackness. This visual threshold allows homeowners to know when they need to clean things up. Additionally, it provides a guideline for formal homeowner notification when the "blackness threshold" is reached. Samples of acceptable and unacceptable blackness are shown in the accompanying photographs.

Because of the progressive nature of the blackening, "acceptable" levels will eventually become "unacceptable", so that prompt cleaning at the earlier stages is desirable. The manner of removing the blackness is at the discretion of the homeowner, and may include approaches such as powerwashing, bleaching, painting, *etc.*

Architectural Control Committee  
Board of Directors  
Cuernavaca Homeowners' Association  
Approved, 8/31/09  
Updated, 11/3/10

**UNACCEPTABLE:**



**ACCEPTABLE:**

