

February 4, 2022

ATTN: All Coral Trace Homeowners

RE: Community-Wide House Painting

Dear fellow Coral Trace Homeowners,

We want to first thank you for all you do to make Coral Trace a wonderful place to live. There are some original owners still with us, as well as many new additions to our community. We appreciate all your efforts to keep our little slice of South Florida nice.

Part of our regular upkeep is repainting the exterior of our homes to keep them fresh and clean. This includes painting all exterior walls, trim, doors, entry ways, patios, and wooden fences. 2022 is the year we are scheduled to accomplish this community-wide painting project.

As a board, we have worked to make the process as easy as possible. In the following pages you will find updated language to clarify the responsibilities of each owner as well as the information needed to be successful. Again, our goal is to make it as simple as possible for all.

**Please read the following information carefully**  
**The answers to most questions should be found in this packet**

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Please note that the following information, procedures, and rules fully replaces and supersedes any prior house colors and/or painting rules.

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Official notification of the intended rule change, the current relevant rules, and updated rules are included in this information packet.

The painting project will begin on March 1, 2022.  
All homeowners shall have their homes painted no later than May 31, 2022.

In preparation for painting, we ask all homeowners to remove all vines or hanging plants that are attached to the exterior walls. Please also double check that all outdoor plants are trimmed away from the walls. Doing these prep steps will ensure full paint coverage.

One of the founding fundamentals of our community is a consistency of home colors. There are three colors combinations we use: sand, pink, and salmon. For simplicity each address is listed on the following pages with the current home color. On the bottom of each page is the specific brand of paint, sheen, color formulation, etc. that is used for those homes.

Our only approved paint brand is Sherwin-Williams. "Color Matching" or the use of brands or finishes other than those outlined below is not permitted.

Each homeowner can simply present the appropriate page with their address to either of the two Sherwin-Williams stores in Delray Beach to purchase the approved paint type and current color formula. In doing so we will maintain a pleasant color uniformity.

Sherwin-Williams Delray West  
5869 W Atlantic Ave, Ste A1  
Delray Beach, FL 33484  
(561) 496-1717

Sherwin-Williams Delray East  
970 SE 6th Ave  
Delray Beach, FL 33483  
(561) 278-2365

To help reduce the cost of paint, we have established a discount with the two Sherwin-Williams Delray Beach stores. Our discount account number is: 3354-9787-1

*NOTE: This account number only provides a discount. The homeowner pays for their own paint either directly to the store or through their contractor.*

All homeowners are free to either paint their homes themselves or hire a professional painting contractor. While some may already know a painting contractor they would like to use, there are others that may not. In an effort to make the process as simple as possible, we have pre-screened the following painting companies. This means simply they 1) were provided with our community painting rules and they agreed to abide by our requirements and 2) have been previously used in the community with positive results or have a number of positive reviews in online searches.

To be clear, the Coral Trace Homeowners Association, Inc. does not recommend, endorse, or encourage the use of any company. Hiring a contractor is solely at the discretion of the homeowner. Any agreement between the homeowner and contractor is unique to them and shall not involve the Coral Trace Homeowners Association, Inc. or the Board of Directors in any way.

The homeowner is ultimately and solely responsible to ensure the proper paint brand, sheen, color formula, as well as all other information outlined on the following pages are followed. Any prices listed below are simply recent estimates provided by the companies; they are not

intended to be a guaranteed, set, or fixed price. The final price, including the addition of painting fences, repairs, etc., remains solely between the homeowner and any contractor they may hire.

Coral Trace includes three models of homes. The estimates we received are for a single home, not the entire building. We are told that both companies listed below include pressure cleaning exterior walls, masking/covering surfaces as needed, window/surface caulking as needed, and a single coat of paint on the main home structure. Fences or other requests are additional.

Angle Wing – Either side of the buildings including two homes (double)  
\$1890 - \$2500

Periwinkle – The end homes of buildings with four homes (quads)  
\$1780 - \$2350

Coquina – The center homes of buildings with four homes (quads)  
\$1640 - \$1800

APlus Pressure Cleaning and Painting..... (561) 644-1456  
<http://www.apluspressure.com>  
[aplusfl@gmail.com](mailto:aplusfl@gmail.com)

Color Rise Painting Corp..... (954) 687-2972  
[www.colorrisepainting.com](http://www.colorrisepainting.com)  
[color.rise.redbrush@gmail.com](mailto:color.rise.redbrush@gmail.com)

Please plan for your painting to be completed between March 1 and May 31, 2022.

If you have any questions, please reach out to:  
Laura Milligan, our Property Manager  
(561) 330-8089    [lmilligan@seacrestservices.com](mailto:lmilligan@seacrestservices.com)  
or

Contact the board members at: [Board@CoralTraceHOA.com](mailto:Board@CoralTraceHOA.com).

We thank you in advance for your support in this community-wide painting project. We are grateful for all your efforts in keeping Coral Trace a place we are proud to call our home!

Sincerely,

The Coral Trace Homeowners Board

## **HOUSE PAINTING / COLOR (REVISED 2/28/2022)**

*The following text outlines the updated House Colors / Painting Rules as revised on 2/28/2022 and is intended by the Association's Board of Directors to be in full force and effect as of that date and fully replaces and supersedes any prior House Colors / Painting Rules.*

Coral Trace homeowners are responsible for the upkeep, cleaning, and painting of their own home exterior. Through this effort we all help maintain the clean look of our neighborhood.

The Coral Trace community was founded upon standardized colors for a consistent appearance. This is accomplished by using a uniform paint brand, paint sheen, and specific color formulas. Each owner is required to use the specific information provided in the following pages for their individual address. Painting includes all exterior walls, entry ways, doors, and wooden fences.

Painting Frequency: Exposure to the elements necessitates our homes be repainted on occasion. Each homeowner will repaint their home, at their own expense, in a community-wide project every 10 years. The years for painting are 2012, 2022, 2032, etc. The Board will advise of the specific months for painting at that time.

Paint Color: For the ease and convenience of the homeowners, each address within our community is listed on the attached pages with the required paint brand, sheen, and color formulation for their individual home. If an owner wishes to use a professional painting contractor, the owner is solely responsible for, and ensures the contractor uses only the approved paint and color formula. "Color matching" and/or using other brands, sheens, or color formulas is not permitted.

### General Paint Information:

Brand: Sherwin-Williams	Type: Super Paint Exterior Latex
Sheen: Satin for both the Stucco Main and Stucco Trim colors	
Fascia Trim: White Glossy Latex	Garage and Front Door: White
Rain Gutters: White	Down Spouts: White or Stucco Main Color
Wood Fences: White	

Cost of painting: Each homeowner is responsible for the cost of painting their individual home.

Sherwin-Williams Discount: Sherwin-Williams is the only approved paint brand.

Paint Violations: Any homeowner who paints their home in a non-conforming color, brand, sheen, etc., or if a home is deemed to require painting in between the outlined painting years, as determined in the sole discretion of the Association's Board of Directors, shall, upon demand of the Association, cause the home to be re-painted with the conforming color, brand, sheen, etc. The Association is empowered to enforce the painting provisions of the Resident Handbook, by any legal or equitable remedy. Specifically, in the event that it becomes necessary to resort to litigation due a homeowner's non-compliance, the Association shall be entitled to recover court costs, expenses and attorneys' fees and paraprofessional fees, pre-trial and at all levels of proceedings, including appeals.

**HOUSE COLOR / PAINTING (REVISED 2/28/2022 Continued)**

**SAND HOMES**

The following home addresses are painted with the Coral Trace Sand colors.

<u>Coral Trace Place</u>	<u>Coral Trace Court</u>	<u>Coral Trace Lane</u>
2519, 2513	268, 276, 284, 292	226, 234, 242, 250
2458, 2464	293, 285, 277, 269	338, 346, 354, 362
2482, 2488		371, 363, 355, 347
		275, 267, 259, 251
<u>North Coral Trace Cir</u>		<u>South Coral Trace Cir</u>
2557, 2551		2402, 2408, 2414, 2420
2533, 2527		2474, 2480, 2486, 2492
2509, 2503		2528, 2534
2467, 2461, 2455, 2449		2558, 2564
2419, 2413, 2407, 2401		
2472, 2478, 2484, 2490		
2562, 2568		
<u>East Coral Trace Cir</u>		<u>West Coral Trace Cir</u>
327, 319, 311, 303		216, 224 392, 400
295, 287, 279, 271		248, 256 361, 353
222, 230, 238, 246		264, 272 329, 321
334, 342, 350, 358		296, 304 265, 257
		328, 336 233, 225
		360, 368

**SHERWIN-WILLIAMS PAINT INFORMATION**

Coral Trace Discount Account Number: 3354-9787-1

(The homeowner pays for their own paint either directly to the store or through their contractor)

**SAND STUCCO MAIN**

<b>EXTERIOR</b>	<b>ARCHITECTURAL</b>
SUPER PAINT	LATEX
SATIN	STANDALONE
CUSTOM SHER-COLOR MATCH	
CCE*COLORANT	OZ 32 64 128
B1-Black	- 9 - 1
R2-Maroon	- 5 1 1
Y3-Deep Gold	- 38 1 1

ONE GALLON                      EXTRA WHITE  
A89W02151                      651149510

Facia Trim: White Glossy Paint  
Rain Gutters: White  
Wood Fence: White

**SAND STUCCO TRIM**

<b>EXTERIOR</b>	<b>ARCHITECTURAL</b>
SUPER PAINT	LATEX
SATIN	STANDALONE
CUSTOM SHER-COLOR MATCH	
CCE*COLORANT	OZ 32 64 128
R2-Maroon	- - - 1
Y3-Deep Gold	- 4 1 1

ONE GALLON                      EXTRA WHITE  
A89W02151                      651149510

Garage and Front Door: White  
Down Spouts: White or House Stucco Color

**HOUSE COLOR / PAINTING (REVISED 2/28/2022 Continued)**

**PINK HOMES**

The following home addresses are painted with the Coral Trace Pink colors.

<u>Coral Trace Place</u>	<u>Coral Trace Court</u>	<u>Coral Trace Lane</u>
2489, 2483	236, 244, 252, 260	258, 234, 242, 250
2446, 2452	261, 253, 245, 237	339, 331, 323, 315
2512, 2518	300, 308, 318, 324	
<b><u>North Coral Trace Cir</u></b>		<b><u>South Coral Trace Cir</u></b>
2581, 2575		2450, 2456, 2462, 2468
2545, 2539		2516, 2522
2443, 2437, 2431, 2425		2551, 2545
2514, 2520		2521, 2515
2538, 2544		2491, 2485, 2479, 2473
		2443, 2437, 2431, 2425
<b><u>East Coral Trace Cir</u></b>		<b><u>West Coral Trace Cir</u></b>
391, 383, 375, 367		200, 208 377, 369
231, 223, 215, 207		312, 320 313, 305
286, 294, 302, 310		281, 273
366, 374, 382, 390		

**SHERWIN-WILLIAMS PAINT INFORMATION**

Coral Trace Discount Account Number: 3354-9787-1

(The homeowner pays for their own paint either directly to the store or through their contractor)

**PINK STUCCO MAIN**

<b>EXTERIOR</b>	<b>ARCHITECTURAL</b>			
SUPER PAINT	LATEX			
SATIN	STANDALONE			
CUSTOM SHER-COLOR MATCH				
CCE*COLORANT	OZ	32	64	128
R2-Maroon	-	4	-	1
R4-New Red	-	6	-	-
Y3-Deep Gold	-	10	-	-
ONE GALLON	EXTRA WHITE			
A89W02151	651149510			

Facia Trim: White Glossy Paint  
 Rain Gutters: White  
 Wood Fence: White

**PINK STUCCO TRIM**

<b>EXTERIOR</b>	<b>ARCHITECTURAL</b>			
SUPER PAINT	LATEX			
SATIN	STANDALONE			
CUSTOM SHER-COLOR MATCH				
CCE*COLORANT	OZ	32	64	128
B1-Black	-	-	1	1
R2-Maroon	-	1	-	-
Y3-Deep Gold	-	1	1	1
ONE GALLON	EXTRA WHITE			
A89W02151	651149510			

Garage and Front Door: White  
 Down Spouts: White or House Stucco Color

**HOUSE COLOR / PAINTING (REVISED 2/28/2022 Continued)**

**SALMON HOMES**

The following home addresses are painted with the Coral Trace Salmon colors.

<u>Coral Trace Place</u>	<u>Coral Trace Court</u>	<u>Coral Trace Lane</u>
2531, 2525	204, 212, 220, 228	306, 314, 322, 330
2507, 2501	325, 317, 309, 301	370, 378, 386, 394
2477, 2471		403, 395, 387, 379
2470, 2476		307, 299, 291, 283
2500, 2506		243, 235, 227, 219
2524, 2530		
<u>North Coral Trace Cir</u>		<u>South Coral Trace Cir</u>
2569, 2563		2426, 2432, 2438, 2444
2521, 2515		2504, 2510
2491, 2485, 2479, 2473		2546, 2552
2526, 2532		2539, 2533
		2509, 2503
		2467, 2461, 2455, 2449
<u>East Coral Trace Cir</u>		<u>West Coral Trace Cir</u>
423, 415, 407, 399		232, 240 345, 337
359, 351, 343, 335		280, 288 297, 289
263, 255, 247, 239		344, 352 249, 241
254, 262, 270, 278		376, 384
398, 406, 414, 422		

**SHERWIN-WILLIAMS PAINT INFORMATION**

Coral Trace Discount Account Number: 3354-9787-1

(The homeowner pays for their own paint either directly to the store or through their contractor)

**SALMON STUCCO MAIN**

<b>EXTERIOR</b>	<b>ARCHITECTURAL</b>
SUPER PAINT	LATEX
SATIN	STANDALONE
CUSTOM SHER-COLOR MATCH	
CCE*COLORANT	OZ 32 64 128
B1-Black	- 3 - -
R2-Maroon	- 8 - -
Y3-Deep Gold	- 49 - -

ONE GALLON                      EXTRA WHITE  
A89W02151                      651149510

Facia Trim: White Glossy Paint  
Rain Gutters: White  
Wood Fence: White

**SALMON STUCCO TRIM**

<b>EXTERIOR</b>	<b>ARCHITECTURAL</b>
SUPER PAINT	LATEX
SATIN	STANDALONE
CUSTOM SHER-COLOR MATCH	
CCE*COLORANT	OZ 32 64 128
R4-New Red	- 6 - -
Y3-Deep Gold	- 14 1 -

ONE GALLON                      EXTRA WHITE  
A89W02151                      651149510

Garage and Front Door: White  
Down Spouts: White or House Stucco Color