

Tivoli Village Villa Refurbishing Guidelines, Procedures, and Schedule

(Revised November, 2019)

Introduction

The Tivoli Homeowners' Association Board of Directors (BOD) has approved a Residential Paint Palette recommended by an Exterior Color Committee of Tivoli Village homeowners. Any additions or deletions to this palette will be addressed on an as needed basis through review and recommendations by the Architectural Control Committee (ACC) and then BOD approval.

General Policy and Procedures

Each year, in accordance with the refurbishing schedule (below), Gulf Coast Community Management, the property management company for Tivoli Village, will send a letter to Tivoli Village homeowners whose villa is due for refurbishing. This includes those homeowners whose villa roof, driveway, and walkways will be power washed as well as those whose villa is being fully refurbished. Full refurbishing includes cleaning, repair, and painting the body of the villa, fascia, accent bands, door(s), and painting gutters/downspouts (repair of and removal of debris from gutters/downspouts is the responsibility of the homeowner). This will also include a projected time range for when the refurbishing will occur. The BOD makes every effort to have refurbishing occur during our "dry" season. However, variations in weather may force changes in the schedule.

The letter to those whose villa is being fully refurbished will also include information to inform homeowners who are considering changing their exterior color about how to contact the ACC to obtain the Residential Paint Palette for review. There is no longer an additional charge for changing color. If no color changes are being requested, homeowners will be required to inform the Property Manager either by email at pm@tivolivillage.org, by fax at (941) 467-3441, or by mail to Gulf Coast Community Management, 677 North Washington Blvd., Sarasota, FL 34236.

Please note that gutters will be painted to match the fascia and downspouts will be painted to match the body color on all villas scheduled for full refurbishing. The accent bands that are on some villas are to be painted the same color as the fascia unless the ACC reviews and the BOD grants an exception.

Procedures for Changing Colors

1. All changes in color must be reviewed by the ACC and approved by the BOD. The ACC request form is available at <http://www.tivolivillage.org> and should be emailed to pm@tivolivillage.org. If emailing the form is not possible, fax the form to (941) 467-3441 or send by mail to Gulf Coast Community Management, 677 North Washington Blvd., Sarasota, FL 34236. This takes a little time, so homeowners considering color changes should begin the process as soon as possible.
2. To make color selection easier, the Residential Paint Palette includes 20 pre-determined color schemes from which homeowners may choose if they wish to change their color. This allows for a faster review once the color change request is submitted to the ACC.
3. Homeowners may also select their own combinations of colors for body color, fascia, accent bands, door and gutters/downspouts for review by the ACC and approval by the BOD.
4. If a homeowner wants to propose that their villa be painted in a color not in the Residential Paint Palette, they need to complete the ACC approval form and submit it to Gulf Coast Community Management to start the approval process. The process for approving color(s) not in the palette involves a meeting of the ACC and approval of the BOD. The ACC will make every effort to review and make a recommendation in time for the next monthly BOD meeting. This process for requesting colors not in the palette takes time and may delay painting. Starting the process early can be beneficial.
5. The first time a new color is painted on a villa, whether from the Residential Color Palette or one submitted by a homeowner, a large sample of the color—at least 3 feet by 3 feet—must be painted on the villa by the homeowner for review by the ACC and final approval by the BOD.
6. As the work proceeds throughout the community the Property Manager will contact the affected homeowners and update the schedule as it pertains to their villa.
7. Changing colors within a five-plex or duplex has added requirements, which are outlined in our governing documents. The five-plexes have traditionally been painted one, two or three colors. Ideally, five-plex and duplex homeowners will work together, and with the ACC, to choose a color combination from the palette that is acceptable to everyone in that five-plex or duplex.
8. Homeowners whose current villa colors are not included in the current approved Residential Color Palette must select a new color from the current approved Residential Color Palette or propose that a color not in the palette be used on their villa (see #4 above). There is no longer an additional charge for changing color.

Refurbishing Process

Full refurbishing of a villa is performed every 9 years. Partial refurbishing of a villa, between full refurbishings, is performed every 3 years.

Full villa refurbishing process includes:

- Pressure wash complete exterior and treat for mold and mildew. The villa body is washed by the vendor performing the painting. The roof, driveway and walkways are washed by a different vendor.
- Seal all stucco with clear masonry sealer
- Patch all cracks in stucco with textured elastomeric patch.
- Caulk windows, door frames, and fascia boards with 45 year exterior caulking.
- Paint all stucco with 100% acrylic latex colors.
- Repair and paint fascia boards with 100% acrylic latex colors.
- Paint garage door, entry doors and frames with acrylic semi-gloss enamel colors.
- Repair and retexture peeling plaster areas from entry ceiling.
- Paint exterior ceiling areas with 100% acrylic latex (white).
- Paint interior of lanai ceilings and walls with 100% acrylic colors.

Partial villa refurbishing process includes:

- Pressure wash roof, driveway and walkways and treat for mold and mildew.

Color Selection Tips for Homeowners

- Consider painting the garage door the same color as the fascia and accent band for contrast and visual interest particularly for villas that do not have trim accents.
- Take into consideration window frame finish (white/bronze) when selecting colors.
- Take into consideration the amount of light and shade as well as surrounding vegetation when choosing colors. The same color can look very different from one villa to another depending on the setting.
- Some colors tend to become washed out when exposed to sunlight. Therefore, take into consideration your home's exposure to sunlight and the shade cast by surrounding vegetation when choosing a color. Extreme light and dark hues seem to age quicker than medium tones.
- Take into consideration the colors of neighboring villas when selecting a color. Choosing the same or a very similar color as surrounding villas is discouraged.

- Painting a large sample of all colors being considered is highly recommended even when the homeowner can see the color on another villa because the look of the color can vary significantly depending on the setting. PLEASE NOTE: When choosing a color that has not been painted on another villa in the community previously, the homeowner must paint a large sample of the color (at least 3 feet square) on the side of the villa for review by the ACC.

Refurbishing Schedule

The easiest way to read the schedule is to look for your address under the year designated for a full refurbishing. To the right of that year you will find the years when your villa will receive partial refurbishing (pressure washing of roof, driveway, and walkways).

2020 - 10 full

4755 TP
4888 TA
4473 ACS
4480 ACS
4488 ACS
4491 ACS
4505 ACS
4430 ACN
4493 ACN
4503 ACN

partial - 2023 and 2026

2021 - 10 full

4532 ACN
4536 ACN
4540 ACN
4544 ACN
4550 ACN
5255 TA
5263 TA
5277 TA
5289 TA
5293 TA

partial - 2024 and 2027

2022 - 12 full

4767 TP
4700 TA

partial - 2025 and 2028

4718 TA
4848 TA
4852 TA
4881 TA
4860 TC
4869 TL
4517 ACS
4476 ACN
4482 ACN
4494 ACN

2023 - 12 full

partial - 2020 and 2026

4475 ACN
4481 ACN
4461 ACS
4479 ACS
4523 ACS
4876 TA
4882 TA
4858 TC
4864 TC
4870 TC
4845 TL
4853 TL

2024 - 11 full

partial - 2021 and 2027

4703 TA
4726 TA
4750 TA
4768 TA
4796 TA
4812 TA
4793 TP
4415 ACN
4421 ACN
4454 ACN
4485 ACN

2025 - 12 full

partial - 2022 and 2028

4715 TA
4743 TA
4732 TA
4748 TA
4797 TP
4429 ACS
4435 ACS
4447 ACS
4444 ACN
4461 ACN
4472 ACN
4509 ACN

2026 - 12 full

partial - 2020 and 2023

4776 TA
4792 TA
4826 TA
4832 TA
4836 TA
4840 TA
4871 TA
4779 TP
4781 TP
4460 ACN
4468 ACN
4510 ACN

2027 - 12 full

partial - 2021 and 2024

4727 TA
4739 TA
4788 TA
4425 ACS
4431 ACS
4455 ACS
4464 ACS
4472 ACS
4483 ACS
4418 ACN
4500 ACN
4520 ACN

2028 - 10 full

4512 ACS

4518 ACS

4528 ACS

4534 ACS

4544 ACS

4556 ACS

4562 ACS

4570 ACS

4576 ACS

4580 ACS

partial 2022 and 2025