

HICKORY CLUSTER ASSOCIATION

TYPE: General

RE-ADOPTED: April 19, 2017

RESOLUTION NUMBER: 5

BOOK OF RESOLUTIONS

Exterior Painting Standards
and Maintenance of Concrete Beams

WHEREAS, Article IV, Section 1, of the Bylaws states "the affairs of the corporation shall be managed by it's directors." Therefore, the Board of Directors may do all such acts and things except as by law, by the Virginia Property Owners Association Act, by the Declaration or by these Bylaws may not be delegated to the Board of Directors by the Lot Owners; and

WHEREAS, it is essential to clarify and further define the maintenance standard for exterior painting;

NOW THEREFORE, BE IT RESOLVED THAT maintenance standards for exterior painting are as per the attached Master Color Chart (General Resolution 5, Appendix A) as approved by the Board of Directors (August 10, 1993), the attached Hickory Cluster Paint Palette (General Resolution 5, Appendix B) as approved by the Board of Directors (August 10, 1993) and the maintenance standards for the cosmetic appearance of the concrete beams as approved by the Board of Directors (July 13, 1993) and on file with Reston Association Design and Review Board.

Violations of the provisions of this resolution by lot owners, tenant(s) or guest(s) will subject the lot owner to remedial or legal action pursuant to provisions of the cluster documents.

The Hickory Cluster Association Board of Directors, at their July 13, 1993 Board meeting approved the following methods for owners to utilize in the maintenance and the upgrading of the cosmetic appearance of the concrete beams at Hickory Cluster.

The treatments below assumes the beams are structurally sound. Structural soundness can be ascertained by professional inspection. Prior to implementing the maintenance procedures below, check for obvious physical defects such as missing pieces of the concrete surface, extensive cracks in or cracking of the surface, or a bulging surface that sounds hollow when tapped lightly with a metal instrument. Any of these conditions may indicate water contamination and the need for professional inspection and assessment.

The recommended maintenance procedure is:

1. High-pressure wash to thoroughly clean all surfaces.
2. If reinforcing bars or metal substructure is exposed, wire-brush clean and paint with rust-inhibiting paint to match the cleaned color of the concrete. A substantial amount of exposed metalwork may indicate the need to engage in more extensive repair of the beam prior to continuing with these maintenance steps -- seek professional judgment if in doubt.
3. Seal gaps between the beam and the surrounding wood or brickwork to prevent water intrusion. Seal small cracks in the concrete surface to prevent water intrusion, as needed. Use a thin, clear exterior caulk or thin concrete-colored exterior caulk. Allow the caulk to dry before proceeding with the final step.
4. Water seal top and sides only (never bottom).

- Option 1 - The currently approved method of enhancing the cosmetic appearance is still the primary option to be used, consisting of power washing the concrete beam to remove stains and sealing the concrete with a clear water-proofing sealant.
- Option 2 - If the stains can not be removed by power washing or repair patch work can not be made with the same coloring as the remaining beam, the beam may be coated with Thorocoat, fine grade in #8510 Pearl Gray, as per the manufacturer's specifications. It must be noted that the manufacturer's technical bulletin #3-H specifies that Thorocoat does disguise surface defects and, therefore, perhaps major structural defects in the beam.
- Option 3 - If the stains can not be removed by power washing or repair patch work can not be made with the same coloring as the remaining beam, the beam may be coated with Drylock Masonry Waterproofing (Ready Mix), mixed two parts of gray with one part of beige which produces a concrete color approximately to the original color of the beams. Again, this product disguises surface defects and, perhaps, major structural defects in the beam.

The Board of Directors has also approved the the current status of the three lots with beams that are painted. It is recommended that, when the beams need new cosmetic upgrading, that the beams be power washed to the concrete base and one of the above options utilized.

The Board also stresses that, when utilizing the above products, the beams should be properly repaired by qualified contractors before the cosmetic products are utilized. Proper repair should include caulking and waterproofing of other surfaces to prevent water from saturating the beam from the back side of the beam which is not protected by the above-referenced cosmetic products. A copy of an engineering study, performed in 1992, is available for each homeowner to review by contacting Management Agent.

YES	NO	ABSTAIN	ABSENT
✓	_____	_____	_____
✓	_____	_____	_____
✓	_____	_____	_____
✓	_____	_____	_____
x	_____	_____	_____

PRESIDENT: Daniel Keener
 VICE PRESIDENT: Lish Keener
 TREASURER: George W. Mueller
 AT LARGE: Ken C. Walcott
 AT LARGE: Lani Young

ATTEST: [Signature]
 Secretary

DATE: 11/3/93

ADOPTED AT A BOARD MEETING: Regular
 (Regular or Special)

Robert Carney and Elaine Bess were absent.

HICKORY CLUSTER ASSOCIATION

TYPE: General

DATE ADOPTED: November 18, 1998

Resolution #5

BOOK OF RESOLUTIONS

Exterior Painting Standards and Maintenance of Concrete Beams

HCA President _____ Date _____

HCA Secretary CARL FREEMAN Date 11/18/98

HCA Board:

David Kever	President
Sibylle Schumann	Vice President
Chris Freeman	Secretary
Robert Laird	
Richard Speier	
Larry Stipek	
Kevin Wolcott	

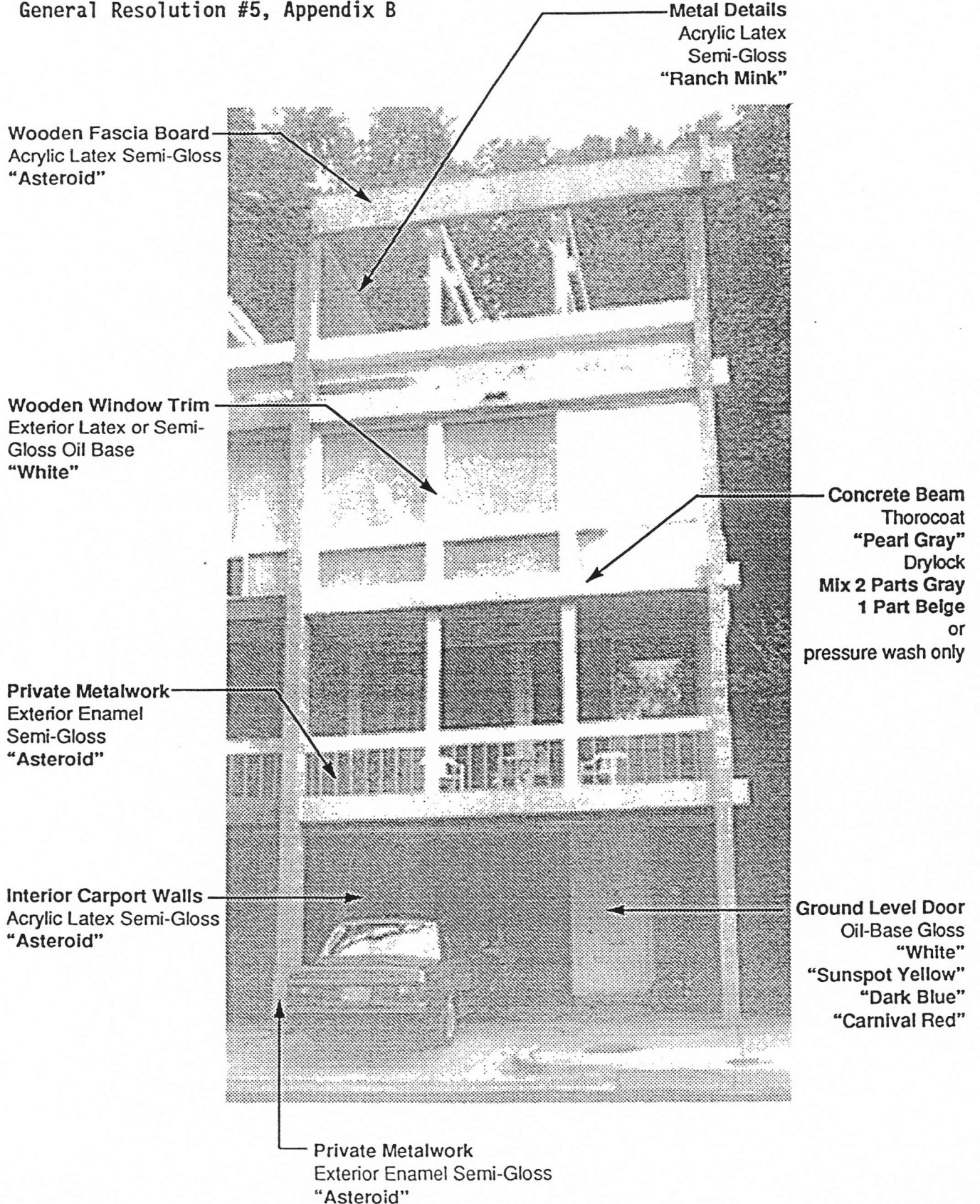
Administrative Note:
 Board President, David Kever, joined the November 18, 1998 board meeting via conference call. He expects to return from his business trip by Monday, November 23, and will affix his signature to these documents at that time.

<p>Ground Level Doors (Color assigned to particular house)</p>	<p><u>Pratt and Lambert</u> "Effecto" oil-base gloss White or Y0277Y Sunspot Yellow or</p> <p><u>Benjamin Moore</u> #34 Dark Blue</p> <p><u>Benjamin Moore</u> #23 Carnival Red</p>
<p>Stucco Panels (Color assigned to particular house)</p>	<p><u>Duron</u> "Dura Kote" acrylic latex flat White or 5413M Chapel Gray</p>
<p>Wooden Fascia Board</p>	<p><u>Duron</u> "Weathershield" acrylic latex semi-gloss 5414D Asteroid</p>
<p>Concrete Block Patio Walls</p>	<p><u>Duron</u> "Dura Kote" acrylic latex flat (if bare or acid-washed) or <u>Duron</u> "Weathershield" acrylic latex flat semi-gloss White (if primed or already painted) or 5414D Asteroid</p>
<p>Wooden Window Trim</p>	<p><u>Duron</u> "Weathershield" exterior latex or oil base, semi-gloss or gloss White</p>

Interior Carport Walls (including new woodwork)	<u>Duron</u> acrylic latex semi-gloss or gloss 5414D Asteroid
Private Metalwork (carport bumper guards, balcony railings)	<u>Duron</u> exterior enamel semi-gloss 5414D Asteroid
Metal Casement Window Frames	<u>Duron</u> semi-gloss or gloss or White 5424D Lost Cavern
Other Metal Details (dryer vents, flashing for parapets and metal beams)	<u>Duron</u> acrylic latex semi-gloss or gloss 5335A Ranch Mink
Cluster Metalwork (railing balustrades, lamp posts)	<u>Duron</u> "Dura Clad" alkyd enamel gloss 5415A Train Smoke
Brick Walls, Block Columns	Natural Colors (Never paint) May be sealed with clear waterproofing material
Metalwork on Concrete Beams	Caps should overhang <u>only 1 to 2 inches</u> . For replacements, specify brushed aluminum or a color to match concrete beams. For existing caps with paint, use <u>Duron</u> exterior enamel semi-gloss 5414D Asteroid

Hickory Cluster Paint Palette

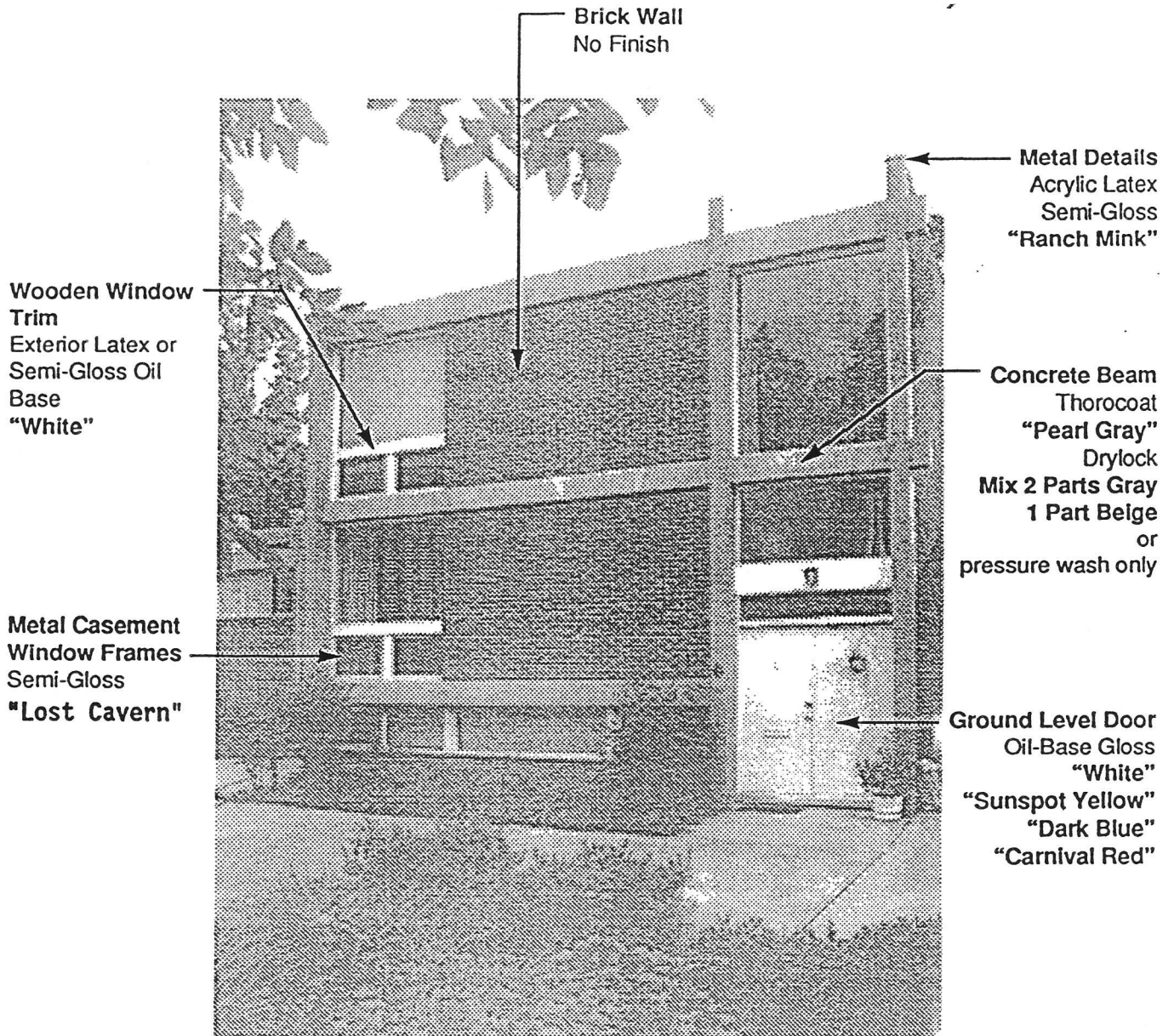
General Resolution #5, Appendix B



Revised August 10, 1993

Hickory Cluster Paint Palette

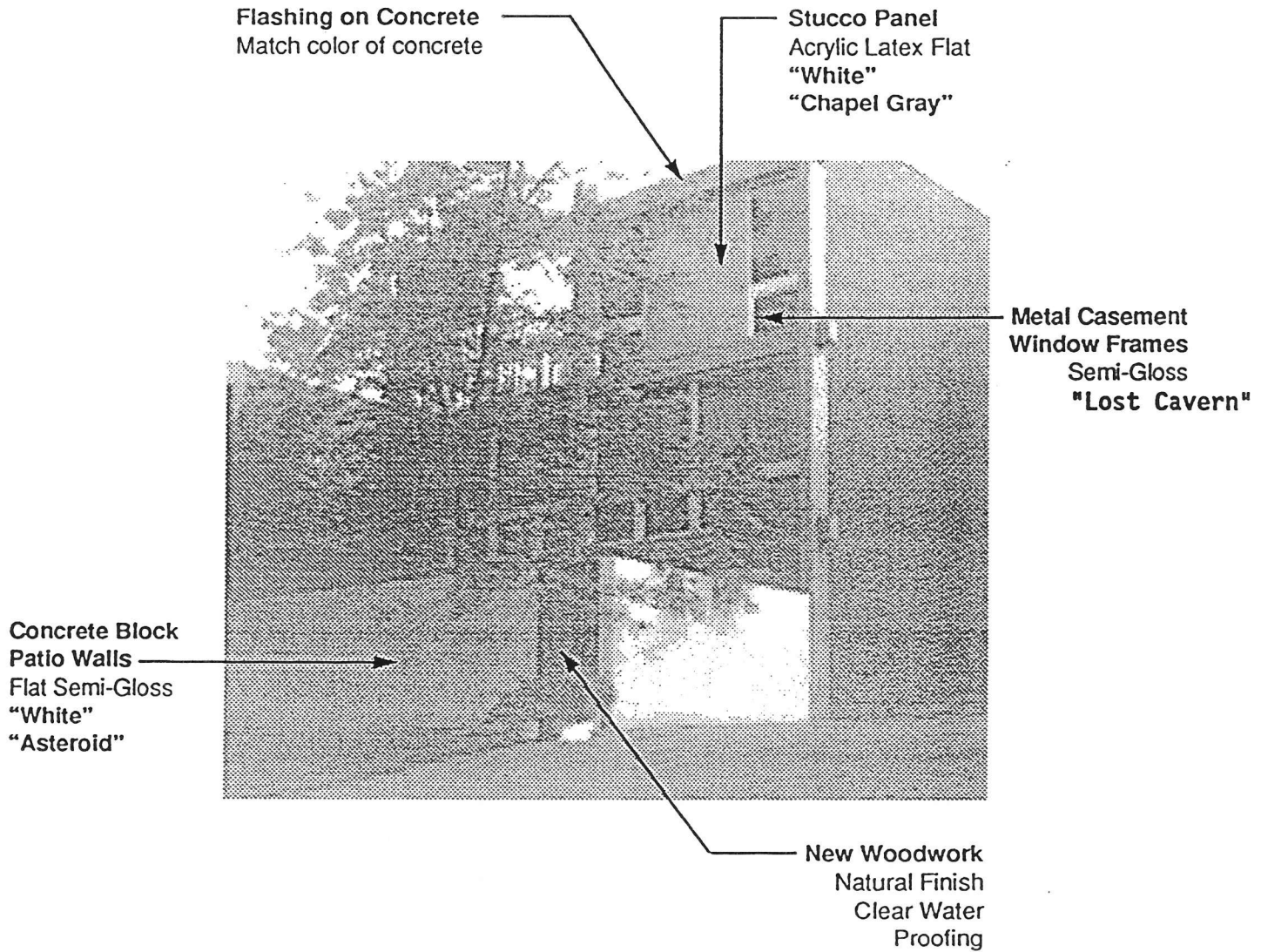
General Resolution #5, Appendix B



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