



OCEANSIDE COMMUNITY ASSOCIATION

Oceanside Community Association Painting Project Schedule Guidelines

As part of the CC&R's Exhibit C – Maintenance List, in accordance with Article VI, section 3 of the Declaration, the Association is responsible for painting the exterior of the homes on a scheduled contract basis. There have been numerous questions about what is and is not painted by the Association and these guidelines are provided to assist homeowners in understanding the process and what to expect during the painting process for a specific Unit of homes in the community.

In looking at the pictures of the homes featured, the exterior stucco is painted with the approved palette of colors. Generally, homeowners will be allowed to select one of the base colors for the stucco along with a corresponding trim color for the fascia of the house and door. Should these be attached homes, then those adjoining homeowners must also be consulted and agree on the same color for both the base and trim color. Should there not be a consensus, then the majority of the attached homeowners with the same color choice will be selected.

What is covered:

- Exterior Stucco and siding (Base Color) – includes repairs to stucco
- Fascia (Trim Color)
- Rafter Tails, Eaves and Gable (Base Color)
- Front and Back Door (Trim Color) – If the door is stained, homeowner can opt out.
- Atrium (Base Color)
- Exterior of Carports – Ceiling, Posts, Headers (Base Color)
- Security Door (Only One – White or Black Color)
- Shutters and Window Boxes – If applicable (Trim Color)
- Patio awning side if Wood Based (Trim Color)
- Casings around Windows and Doors (Trim Color)
- Garage Doors Optional (White Only)
- Original Wood Panels including window box on Exterior (Choice of Base or Trim)
- Minor wood repairs and prep to the included painted areas above.

What is not covered – Homeowner Responsibility (available for an additional charge):

- Major wood repairs
- Any wood replacement to fascia, garages, garage and door trim, etc.
- Entry Gate to Atrium
- Patio Awning posts and ceiling
- Any interior painting including all doors
- Privacy Dividing Walls, Fences between homes

There are many distinctions around each of the units and when the time arrives to paint each home in that unit, this will be fully explained on the Community Website.

Oceana Paint Schedule (as of October 2023)								
All dates are estimates and subject to change.								
Year	Unit	Homes	Previous Year Painted	Contractor				
2024	12	98	2014 Trim Only	Sal's				
2025	8	112	2012	Sal's				
2026	14	64	2014	Sal's				
2027	1/1A	63	2016	Sal's				
2028	9	105	2017	Sal's			New Cycle Begins	
2029	4	46	2018	Rayco				
2030	2	74	2018-2019	Rayco				
2031	3	43	2019-2020	OCA				
2032	5	83	2021	In House-Rayco				
2033	7/7A	67	2021	Pacific Western				
2034	6	65	2022	JAC				
2035	10	35	2022	JAC				
2036	11	77	2023	AF General				
2037	12	98						

The following is an explanation by specific Unit:

Unit 1 through 6: House painting includes all Exterior stucco and siding, fascia, shutters, window box, front door, front security door and enclosed atrium.

Exterior of all carports will be painted and repaired; garage door will be painted White only.

Stucco and wood repair or replacement include All exterior stucco, Gables, Shutters, Window box.

Minor wood repairs and prep include front door & door casing, fascia, window casing, enclosed atriums. **If any wood replacement is required to these areas, this will be homeowner responsibility.**

Unit 7 & 7A: House painting include all Exterior stucco and siding, fascia, front door, front security door and patio cover fascia only and garage door will be painted White only.

Stucco and wood repair or replacement include All exterior stucco and Gables.

Minor Wood Repairs and prep includer front door & door casing, fascia, window casing Garage door & Door casing and any other door entry to garage. **If any wood replacement is required to these areas, this will be homeowner responsibility.**

Unit 8: House painting include all Exterior stucco and siding, fascia, shutters, window box, front door, front security door and enclosed atrium.

Carports all exterior of carports will be painted and repaired garage door will be painted White only.

Stucco and wood repair or replacement include All exterior stucco, Gables, Shutters Window box.

Minor Wood Repairs and prep includer front door & door casing, fascia, window casing, enclosed atrioms. **If any wood replacement is required to these areas, this will be homeowner responsibility.**

Unit 9: House painting include all Exterior stucco and siding, fascia, shutters, window box, front door, front security door and enclosed atrium.

Carports all exterior of carports will be painted and repaired garage door will be painted White only.

Stucco and wood repair or replacement include All exterior stucco, Gables, Shutters Window box.

Minor Wood Repairs and prep includer front door & door casing, fascia, window casing, enclosed atrioms. **If any wood replacement is required to these areas, this will be homeowner responsibility.**

Unit 10: House painting include all Exterior stucco and siding, fascia, front door, front security door, metal décor and window bars ,carports header, post, ceiling, and garage door. Garage door will be painted White only.

Stucco and wood repair or replacement include All exterior stucco, Gables.

Minor Wood Repairs and prep includer front door & door casing, fascia, window casing Garage door & Door casing and any other door entry to garage. **If any wood replacement is required to these areas, this will be homeowner responsibility.**

Unit 11: House painting include all Exterior stucco and siding, fascia, front door, front security door and carports header, post, ceiling, and garage door will be painted White only.

Stucco and wood repair or replacement include All exterior stucco, Gables.

Minor Wood Repairs and prep includer front door & door casing, fascia, window casing Garage door & Door casing and any other door entry to garage. **If any wood replacement is required to these areas, this will be homeowner responsibility.**

Unit 12: House painting include all Exterior stucco and siding, fascia, front door, front security door, metal décor and window bars, carports header, post, ceiling, and garage door. Garage door will be painted White only.

Stucco and wood repair or replacement include All exterior stucco, Gables.

Minor Wood Repairs and prep includer front door & door casing, fascia, window casing Garage door & Door casing and any other door entry to garage. **If any wood replacement is required to these areas, this will be homeowner responsibility.**

Unit 14: House painting include all Exterior stucco and siding, fascia, front door, front security door, metal décor and window bars, carports header, post, ceiling, and garage door. Garage door will be painted White only.

Stucco and wood repair or replacement include All exterior stucco, Gables.

Minor Wood Repairs and prep includer front door & door casing, fascia, window casing Garage door & Door casing and any other door entry to garage. **If any wood replacement is required to these areas, this will be homeowner responsibility.**



In this example, the exterior stucco would be painted the base color along with the carport posts, header and ceiling. The trim color is used for the garage casing, garage door, fascia and gutter (if painted already).

The privacy wall between homeowners is not included and can be painted for an additional charge.



This specific home has exterior wood paneling and homeowners have the choice to select either the base stucco color or the trim color. In this instance, the homeowner selected the trim color.

Note: Many homes do not have this option and is unique to certain Units.



Regarding Awnings – only the wood side of the awning is painted the trim color. The posts and the ceiling (highlighted in red) are not included.



The side of this home shows the detail of what is included such as the rafter tails, eaves and gables all to be painted the base color. The fascia is painted the trim color along with the shutters (if applicable).

Reminders:

OCA responsibilities of houses are repairs or replacements of stucco including siding on walls and gables, shutters, window boxes.

OCA will do minor repairs to fascia, front door & trim, window casings, and atrium. Minor repairs include sanding, caulking, and some wood filling at no cost. Any major repairs or replacement to any of these items are the homeowner's responsibility.

Units 7A-7, 10, 11, 12, 14 that have car ports will get their headers, post and ceiling painted the base stucco color. Any major repairs to these carports are the homeowner's responsibility.

EXCLUSION: All Dividing and Privacy Fencing and Gates.

Any interior painting including all doors and patio awning posts and ceiling.

Questions: Please consult the website at www.oceanaseniors.org or contact the Management Office at (760) 757-3937.