

## Courtyards @ Rio Community Standards

1. Exterior Wood Work
  - Paint: Sherwin Williams Duration  
Color: Wool Skein
  
2. Exterior Front Door Colors
  - Paint: Duron
    - Foxhall Green
    - Colonial Red
    - Night Navy
    - Hearthstone
  
3. Garage Doors—Metal doors require prepping with oil-based paint and then painting with Duration.
  - Paint: Sherwin Williams Duration  
Color: Wool Skein
  
4. DECK STAIN

After discussions with several paint companies and deck experts, the Architectural Review Committee (ARC) is recommending the following process for our decks to ensure the long-term life of our decks.

  - For a deck that is not compliant with the approved deck color, old stain should be stripped using Wolman Deck Strip, Stain & Finish Remover.
  - Then, the deck should be cleaned using Wolman All Exterior Wood Deck & Fence Brightener, which should be removed by power washing the deck.
  - After cleaning, the deck should be allowed to dry for two days before the stain is applied.
  - This process should ensure that the surface is ready to accept the new stain.
  - To penetrate the wood and relieve some of the dryness, an oil-based stained was selected. The stain is Benjamin Moore Alkyd Semi-transparent Deck & Siding Stain, Color: Red Cedar. (NOTE: *This color will have to be mixed by Benjamin Moore because they no longer carry it in the store.*)
  - For the best protection and for a finish that will last the longest period the stain should be applied using a hand brush/roller. This technique will provide much better coverage than being sprayed on. Also, due to the height of our decks, they experience weather from above and below. It is recommended that the stain also be applied to the underside of the deck flooring as well to provide the longest protection.
  - This process is guaranteed for 2 years. What the ARC research has shown is that no product is going to last for more than 2 years and keep the decks water proof and UV protected to minimize the sun's drying effects on the wood.

5. EXTERIOR SIDING

- Aluminum Siding—  
Manufacturer: Reynolds  
Westbrook with a 5 ½ inch Dutch Lap Profile  
Colors:Sandy Beige (tan) and Colonial Beige (light cream)
- Vinyl Siding—  
Manufacturer: Reynolds D5DL  
Sterling Vinyl Siding with a 5 1/2-inch Dutch Lap Profile  
Thickness: 0.044 inches  
Colors:Almond and Wheat

6. Exterior Vent Covers (Information provided by Howard Bernstein)  
Vent Cover Manufacturer—Deflecto, 1-800-428-4328