

APPROVED FRONT STOOP PAINTING POLICY

TO: GROSVENOR PARK TOWNHOUSE CONDOMINIUM HOMEOWNERS

FROM: SHIREEN AMBUSH, PCAM, CPM
PROPERTY MANAGER

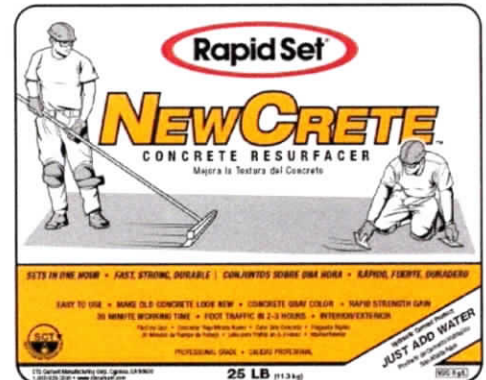
DATE: APRIL 22, 2021

The GPTC Board of Directors has approved and updated the policy that mandates all residents to use the following specifications for front stoop painting or repairs:

The Board urges homeowners to NOT paint their steps! The best way to revive the dirty steps is to **POWER WASH THEM**. If the concrete is crumbling or broken, check with a contractor to see if it can be patched or repaired. The concrete steps in the community have aged and, in some cases, may need to be replaced.

The Board did extensive research regarding this subject. If you still insist on painting your concrete steps, please follow the guidelines and information below:

- Regular paint or concrete floor paint is not acceptable. It is dangerous to use as the steps will become slick in rain and ice.
- Paint for concrete steps **MUST** have the "gritty" additive or epoxy that is required for steps.
- The Board researched colors and paint brands that have the "gritty" additive in the paint. Note: a separate additive purchase is not necessary with this type of paint.
 - **INSL-X - Sure Step Acrylic Anti-Slip Coating, Desert Sand**
 - **Rapid Set New Crete (no colors- choose only natural)**



Stores that carry INSL-X or Rapid Set New Crete include Benjamin Moore, Home Depot, and Lowe's. HOWEVER, PLEASE BE AWARE THAT THEY MUST BE ORDERED ONLINE OR THE STORE WILL ORDER IT FOR YOU AND IT SHOULD

TAKE 1-2 DAYS TO ARRIVE. The reason for this is that they don't have the demand for this type of paint and don't carry it in the stores.

****This is the only brand and color that we will approve! If your contractor tells you that they have something better or similar, the Board will not approve it. If you paint with an unapproved paint, you will be required to re-paint with the correct color and paint.****

Remember you must submit an ACC application for all work on the outside of your homes and you must receive an ACC approval before you may begin the work. You will be asked to purchase the INSL-X Rapid or Set New Crete paint in advance and attach a picture of the paint when requesting approval.