



Inspection Report – May 18, 2023

LAWNS OF THE MONTH – June – Pending

All Unit's garage door, garage door trim, front door, front porch, front and side panels of the steps, upper deck railing have visible dirt, stains, discoloration, scuffed and/or peeled paint. There are some Units where the front and side panels of the steps are of a different color than the Unit. Please assess these areas bringing them into compliance. In the below inspection pre-notes are tips on what texture paint is of the better quality that is resistive to high trafficked / used areas. Please accept this update as an initial notice.

All Units are required to have the above areas taken care of by August 31, 2023. Units not in compliance will receive a formal reminder with fines to commence.

Examples (photos taken in Brookshire):





Brookshire Landscape Standards:

<https://www.pmsialaska.com/wp-content/uploads/2008/04/Landscape-Standards-0719.pdf>

Pet owners, Dog urine can burn your lawn and cause unwanted brown spots. **DONOT** allow your pet to urinate on your **OR** someone else's lawn. Your pet is prohibited from eliminating in any of the common areas – mailboxes, corner lots, guest parking areas. Pet waste must be picked up timely. No exceptions!

Design Review – any exterior modifications, changes, additions, etc. must be approved before any work can began – otherwise you risk being fined and will have to place the Unit in the condition it was prior to the modification.

Driveway Extension – Submit a design review: Driveway extensions are to Board specified limits and recommended grade material.

Inspection Pre-Notes

- All Homeowners: *Replaced downspouts* will need to be painted the color of the Unit. *Driveways* with excessive oils stains will need to be cleaned and/or seal coated (rubberized blacktop filler)
- All Homeowners: The surface of porch and steps can be a color of your choosing. Note the below photo as an example of what your porch should look like.



- PMSI has paint codes on file.
- **Brookshire has paint leftover from the paint project: 5 gals of Utterly Beige; and 15 gals of Derby Brown.** If this is your Unit color, and you need paint, please purchase a 1gal can. Write your address on the can and place it on the porch of 8019 Astonshire. First come, first serve. Paint will be available in June.
- Paint for high traffic/used areas: Consider using grit paint (Kilz floor coatings Over Armor Textured). The texture is dense (thick) – use a firm brush and not a roller. The paint should uphold and not scuff, chip, peel – Lifetime warranty (Sherwin Williams)
- White trim areas, front doors, garages: Consider high gloss enamel, ultra pure white. Paint never dulls – prevents chips and scratches. Lifetime warranty (Home Depot)

DUNCANSHIRE

Please be aware that your Unit will need to be in compliance by August 31: Please assess these areas bringing them into compliance: garage door, garage door trim, front door, front porch, front and side panels of the steps, upper deck railing have visible dirt, stains, discoloration, scuffed and/or peeled paint. There are some Units where the front and side panels of the steps are of a different color than the Unit. Contact PMSI with questions.

Total: 0

LOCHENSHIRE

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HILLSHIRE –

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NORMANSHIRE

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ASTONSHIRE

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BROOKSHIRE LP

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Total: 0
