



The Lakes at Tradition Homeowners Association, Inc.
11840 SW Tradition Lakes Boulevard Port St.
Lucie, Florida 34987
(772) 345-0690



Exterior Painting Preparation Notice

The Lakes at Tradition HOA

What's Included in Your Home's Painting Project

Every home in The Lakes at Tradition will receive a complete exterior refresh using premium Benjamin Moore materials at no additional cost to homeowners. The project includes **full surface preparation such as chemical treatment for mildew, pressure cleaning of all exterior areas, sealing of all masonry surfaces, 360° caulking around windows, doors, and vents, and patching of all visible cracks.**

Once prepped, painters will apply high-quality Benjamin Moore coatings to all stucco walls, soffits, columns, bands, window returns, fascia, and retaining walls, as well as front entrances, garage doors, gutters, walkway around the front entrance, downspouts, and patios/lanai walls and ceilings.

What's Not Included in the Painting Project

The following items are **not part of the Association's contracted work** and will **not be painted or repaired** as part of the community project:

- Metal window and sliding-glass door frames.
- Screen enclosures and metal screen frames
- Light fixtures, decorative wall accents, or house décor
- Storm shutters, tracks, and related hardware
- Air-conditioning units, pads, or utility equipment
- Roof tiles and roof-related components
- Rear patio decks or flooring surfaces
- Paver driveways, pavers walkways, or pavers patio areas
- Any area or surface **not specifically listed** in the contract scope

In addition, any hidden or unforeseen structural repairs (such as rotted wood, deteriorated stucco, or metal corrosion discovered after pressure cleaning) are not included in the base project cost and would require Board review and approval through a formal change order.

Repairs and Preparation Not Included

Any repairs or surface preparation not included in the Association's painting contract—such as damaged stucco, wood rot, rusted metal, or other structural issues—are the homeowner's responsibility.

Homeowners may:

- **Hire MTD Painting directly at a discounted rate arranged for The Lakes at Tradition community, or**
- **Use an outside contractor of their choice.**

All repair work must be completed at least five (5) days prior to the scheduled painting date for your home. Please note that neither MTD Painting nor the HOA can guarantee the quality or longevity of the paint finish over unapproved or incomplete repairs.

If you would like to request an estimate directly from MTD Painting for any needed repairs or additional paint areas—such as pool or patio decks—please contact them at LATpaint2025@gmail.com or by using the following link: [MTD-PROPOSAL-REQUEST](#) (list of prices will be available)

Get Ready for Exterior Painting!

As part of the HOA's scheduled community-wide painting project, your home will soon be painted by the HOA's contractor. To ensure a smooth and high-quality job, please carefully review and complete the following required preparations before your scheduled date. Notify any tenants or residents of the painting schedule as needed.

■ Homeowner Checklist (Weeks Prior to Paint schedule)

Stucco Repairs (If Applicable) all exterior walls including Privacy walls.

- The Lakes at Tradition Homes have special stucco material on the exterior walls called STO. While minor cracks may be patched by the painting contractor, homeowners are responsible for addressing larger stucco issues, bubbling or damage prior to painting. The blistering or bubbling of finish is a structural issue and therefore, not under the Association line of maintenance. This is a structural issue with some of our homes and unfortunately one each homeowner would be responsible for.

Larger stucco issues that need repair can be done by the painting contractor at additional charge which will be quoted by the contractor. If these larger stucco issues are done by the homeowner, a waiver must be signed to cover any paint issues in that area from any warranty claims.



If you need additional information the Benjamin Moore Specialist and store in Port St Lucie will be able to better guide you on options to repair and materials recommendations.

Regal Paint PSL. Phone: 772-236-5755. Email:

PortSaintLucie@regalpaint.com

STO.

Before repairing blisters isolate the source of water intrusion and repair it to prevent recurrence of the blister (see stucco repair and maintenance guide-water Intrusion).

LINK: <https://rb.gy/sk3o4o>

Sto Corp. Toll Free: 800-221-2397 Web:

www.stocorp.com

Stucco repairs must be done at least several days before painting to allow for proper drying time. Unrepaired damage may result in uneven paint coverage or peeling later on.

Exterior Clean & Repairs, including but not limited to wood fascia, eaves and vents.

As part of the painting project preparation, any damaged or rotting wood on fascia boards, eaves, and vents should be repaired or replaced prior to painting. Paint does not adhere properly to deteriorated surfaces, and unaddressed damage can lead to premature paint failure.

- **Wood Fascia, and metal eaves.** You may need the help of a handyman or a roofer to address this type of concerns.

- **Sofit Vents.** Soffit vents, located on the underside of a roof's eaves, are crucial for attic ventilation. The Soffit vents for our community homes are a size that may be discontinued, the closest options are available online or on the Home Depot app.

- **Decorative Shutters**

Decorative shutters around the garage window need to be removed in order to paint behind them. If the shutters are in a state that removing them will cause them to fall apart, they will need to be replaced. A source for replacement has been identified and the information for ordering and replacing can be found by following this link:

[Exterior Shutters - Mastic Standard Louver Vinyl Shutters - Traditional Style: ShutterContractor.com](https://www.shuttercontractor.com)

Using this link, confirm you are on the louvered premium Mastic standard shutter section.

Enter the width of 14-5/8 inches and height of 63 inches.

Enter the color of your shutter. White = 11, Black = 33, and Green = 55. **These are the approved colors.**

The website, **ShutterContractor.com**, has links to directions for installation of shutters and to any parts that might be needed.

Important Note About Decorative Shutters

Many of the plastic decorative shutters in our community are original and have become brittle or fragile over time due to age and prolonged exposure to the elements. In addition, the installation method used on the original DiVosta homes differs from current mounting systems available in the market today. For safety and proper painting preparation, it is the homeowner's responsibility to remove and reinstall their shutters before and after painting. If you prefer, you may hire MTD Painting directly to assist with removal and reinstallation; however, please note that there is no guarantee the existing shutters can be reused due to their age and condition.

Because the shutters are an important part of The Lakes at Tradition's distinctive Divosta architectural look, all homes must have shutters that are in good condition and properly installed once the painting project in your section is completed. During the final inspection, any missing, damaged, or improperly reinstalled shutters must be corrected promptly to maintain the community's uniform appearance.



Windows & Doors

- Ensure all windows and doors are securely closed.
Although the windows will be covered with plastic, it's your choice whether you want to remove your screens.

Door, Garage Door & Door Frame Preparation

Garage doors will be painted. These doors cannot be used during the preparation and painting period, which could take up to 3 days to complete. Be sure any vehicles needed are removed from the garage and driveway and in a safe location while work is done. A notice of the door painting schedule will be posted a few days before the scheduled start.

- If your doors or door frames are damaged, rotting, or heavily warped, please repair or replace them before painting.
- The painting crew cannot perform wood repairs or replacements.
- All surfaces must be structurally sound and ready for painting to ensure proper adhesion and finish.

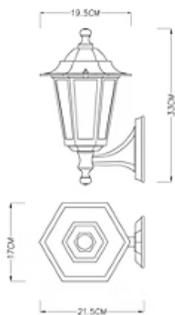
Roof Cleaning (If Needed) Including Gutters and Fascia.

- Homes with visible mildew, algae, or debris on the roof should be cleaned before painting begins.
- Roof stains can drip onto newly painted walls, affecting the finish and appearance.
- If needed, please schedule a roof and gutters cleaning before your home's paint date.

Screen Enclosures, Patio Décor & Privacy Wall

- If your home has a screened enclosure, please ensure the screens and frame are clean.
- Dirt and mildew on enclosures can affect paint quality and cause overspray issues.
- Remove all furniture, rugs, decorations, grills or storage items from your patio, lanai area and privacy wall prior to painting. An exception is for the lanai interior walls if they are not to be painted.
- All surfaces must be clear and dry for access and safety

Coach Lights and the Painting Project



As part of the community painting project, all existing coach lights (the decorative light fixtures mounted beside garage doors or entryways) will be painted around, but not removed or replaced by the painting contractor.

If your coach lights are old, rusted, or in poor condition, we strongly recommend replacing them before your home is painted. This ensures clean paint lines and a neat finish, since once the painting is complete, removing an old fixture could damage the fresh paint.

If you plan to replace your coach lights, please note that the new fixtures must comply with the community's approved style and color standards as outlined in the ACC Guidelines.
(Recently Revised, please check with management before purchasing your fixtures)

Homeowners may also contact MTD Painting directly to coordinate temporary light removal and reinstallation at their own expense (for safety reasons, lights must be properly capped and reinstalled by a qualified person). Properly maintained and updated coach lights will enhance the newly painted look of your home and maintain The Lakes at Tradition's consistent appearance.

Ring Doorbells, Security Cameras, and Similar Devices

These devices are not part of the Association's painting contract and will not be removed by the painters, but they will do their best to protect them

If left in place, overspray or cleaning solutions may accidentally affect the device's surface or performance. You may use painter's tape and plastic wrap to protect it or remove it completely for the duration of the project.

Homeowners are responsible for reinstalling these devices once painting is complete. Please make sure any mounting areas are fully dry before reattaching to prevent moisture damage.

Homeowner Checklist (Days Prior to Paint schedule)

Clear the Perimeter

- Remove patio furniture, potted plants, grills, garden tools, wall decor, etc.
- Unlock gates or provide access if needed.

Exterior Fixtures

- Remove or cover wall-mounted items (lights, doorbells, cameras, TV wall mounting hardware, etc.).
- HOA is not responsible for paint on items left attached to the home.

Secure Pets

- Keep pets indoors or safely away from work areas during painting.

Utilities & Access

- Make sure exterior outlets are accessible for painter's equipment
- Make sure outdoor water faucets are functional
- Leave exterior gates unlocked
- Ensure access to areas around the home
- Notify your tenants of the painting schedule and actions needed.

Why It Matters:

Proper preparation helps the painters work efficiently and prevents damage to your personal items.

What Should I Do with My Vehicles During Painting?

During the painting of your home, please plan ahead for your **vehicles and parking arrangements**. You may either:

- **Secure your vehicle inside your garage** before painting begins. *(Please note that garage doors will be painted and should remain closed and not be opened for approximately three (3) days.)*
- **Cover your vehicle** with a protective car cover if it will remain outside during the scheduled painting days.
- Or, if possible, **arrange temporary parking** with a neighbor on a different street while your section is being painted.

These precautions will help prevent overspray or accidental paint exposure and allow the painting crew to work efficiently and safely around your home.

ACC Approval Required for Exterior Changes

With all the excitement of the new paint, let's get new lights, and improve the garden!

We'd like to take a moment to remind everyone that any architectural or exterior changes to your home must be approved by the Architectural Control Committee (ACC) before any work begins.



This includes minor landscape modifications, lighting changes, exterior décor, or any alterations that affect the appearance of your home's exterior. The goal is to maintain the uniform and beautiful appearance of The Lakes at Tradition while allowing homeowners the flexibility to enhance their property responsibly.

Please review the ACC Guidelines available on our website or at the Management Office before making any exterior changes. Submitting an ACC Application Form in advance helps prevent costly rework or potential violations.

The most **current version of the ACC Guidelines** is always available on the community website, or you may request a copy from the Management Office.

ACC applications Link: **The link is available on the landing page of LATHOA.org, at the bottom of the home page for easy access.**

How to Select Your Paint Color



As part of The Lakes at Tradition's community-wide painting project, each homeowner will have the opportunity to select a new approved paint color combination for their home. The color palettes were developed in collaboration with Benjamin Moore to complement the distinctive DiVosta architecture and preserve the community's cohesive and elegant appearance.

In addition to the original color combinations currently used on homes, two new complementary shade options have been added for each base color. This gives every homeowner a choice of three coordinated color options

for their home — the existing original color and two new updated tones. Altogether, this creates a refreshed palette of nine total color combinations across the community, allowing for variety while maintaining architectural harmony.

To choose your color:

1. **Review the approved color palettes** provided by the HOA. Each scheme includes coordinated colors for the body, trim, and decorative shutters.
2. **Visit the clubhouse** to view the **paint sample display boards**, which show painted samples of each color combination.

3. **Obtain a paint sample card** from a local **Benjamin Moore distributor** if you'd like to see the tone in natural light near your home. *(Please note that digital or printed colors may vary slightly from actual paint.)*
4. **Complete and return your Color Selection Form** by the deadline listed in your notice. Be sure to clearly mark your chosen scheme number.

Paint Color selection Form: Click [COLOR SELECTION](#)

If you need a paper copy, please request at lathoa@gmail.com or visit the Community website LATHOA.ORG or the Onsite office.

Once submitted, management will confirm receipt and record your selection. Homes that do not submit a color choice by the deadline will be assigned a **default color** from the approved palette to ensure the project remains on schedule.

Special Notes for Capri Homes

Because **Capri homes share a common wall and roofline**, color selections must be **coordinated between adjoining neighbors** to maintain a unified appearance. The color scheme must be the same for both attached units (left and right sides of each Capri building).

If one homeowner in a Capri pair submits a color selection, the neighboring attached homeowner should submit the same color before the deadline.

Management will assist neighbors in confirming matching selections when forms are received. Please reach out to the HOA office if you need help contacting your adjoining homeowner to coordinate your choice.

● Important Note:

If your home is not prepared, it may be skipped or delayed, and this could impact your scheduled timeframe and the overall project. Thank you for your cooperation and helping to keep our community beautiful!



— The Lakes at Tradition HOA Management

Additional Information

Please keep in mind; to honor the pricing listed below, we require a **minimum total workload equivalent to one full day of labor (\$200)**. Given the size of the community, we will compile a list of homes requiring repairs and group them together accordingly. Once we have enough confirmed work to meet the minimum threshold, we will proceed with scheduling.

This approach helps us maintain efficiency and continue offering these competitive unit rates.

ITEMS	UNIT	PRICE PER UNIT	NOTES
STUCCO REPAIRS	SF	\$30.00	INCLUDES LABOR AND MATERIALS
WOOD FASCIA REPAIR (ONE LAYER ONLY)	LF	\$35.00	INCLUDES LABOR AND MATERIALS
SOFFIT VENT REPLACEMENT	UNIT	\$25.00	SOFFIT VENT WILL BE PROVIDED BY HOMEOWNER
LANAI FLOOR AND/OR DECK PAINTING	SF	\$3.00	INCLUDES LABOR AND MATERIALS- TOTAL PRICE DEPENDS ON THE SIZE
PRICE TO REPLACE ONE PAIR OF SHUTTERS	PAIR	\$30.00	SHUTTERS TO BE PROVIDED BY HOMEOWNER

www.mtdcgc.com T: 833-350-9300



If you would like to request an estimate directly from MTD Painting for any needed repairs or additional paint areas—such as pool or patio decks—please contact them at LATpaint2025@gmail.com or by using the following link: <https://forms.gle/Jm9hb4kwzuKtRirh9> or click here [MTD-PROPOSAL-REQUEST](#)

Exterior Paint Maintenance & Care Guide *(For Homeowners – After Painting Completion)*

Your home has been freshly painted with high-quality Benjamin Moore coatings designed to protect and beautify your property for many years. Proper care and maintenance will help extend the life of your paint finish and keep the community looking its best.

Initial Curing Period

- Allow at least **14 days** for the new paint to fully cure before performing any washing or cleaning.
- Avoid attaching decorative items, hardware, or wall décor until after this curing period.
- Do not pressure wash, tape, or scrub freshly painted surfaces during this time.

Regular Cleaning & Maintenance

- **Wash exterior walls** once or twice a year to remove dirt, mildew, and debris.
 - Use a **soft brush or low-pressure sprayer** with mild soap and water.
 - Avoid harsh chemicals or high-pressure settings that can damage the paint film.
- **Inspect annually** for cracks, chips, or peeling—early touch-ups prevent costly repairs later.
- **Avoid pressure washing at close range**; maintain a minimum distance of 2–3 feet with a fan tip nozzle.

Roof and Chemical Cleaning

- Roof cleaning should be done by **licensed, experienced contractors** using HOA-approved, low-pressure or chemical wash methods.
- Use only **chlorine-free, biodegradable roof-cleaning solutions** to avoid streaking or paint damage on walls, fascia, and soffits.
- Always rinse walls and windows thoroughly after any roof cleaning to remove runoff residue.

Driveway, Patio & Lanai Care

- When power washing pavers, driveways, or lanais, make sure the spray **does not directly hit the base of painted walls or doors**.
- Use protective barriers when cleaning patio furniture, grills, or equipment near painted areas.

Exterior Fixtures & Furniture

- Outdoor furniture, wall décor, and holiday decorations should not be attached with nails or screws that penetrate the painted surface.
- Use removable hooks or freestanding supports instead.
- Clean metal fixtures (coach lights, railings, etc.) with mild soap and water only—avoid abrasive pads or chemical cleaners.

Routine Inspections & Touch-Ups

- Perform a **visual inspection every six months** for mildew, fading, or small cracks.
- Keep a record of your home's paint colors and batch codes (available from management) for accurate touch-ups.

Community Standards Reminder

To preserve the neighborhood's appearance, all exterior changes—including repainting, fixture replacements, or additions—must receive ACC approval before work begins.

Questions or Assistance

If you need guidance, please contact the Management Office at (772) 345-0690 or email lathoa@gmail.com, or to our management team on-site office. LAT- management team Ingrid.Sarmiento@fsresidential.com, and Gabriella.Fajardo@fsresidential.com