

Meadow Trail Clusters

Architectural Specs – UPDATED, May 2017

PAINT COLORS

SHERWIN WILLIAMS PAINT:

When using SW paint, please start using Super Paint. The Duration paint is a very heavy paint, and is primarily used for first time coatings. As an association, we have an account at Sherwin Williams and we have fixed pricing on both interior & exterior Super Paint and Duration Paint!

STRONGSVILLE STORE 15032 Pearl Road, 44136 440.572.1177	BEREA STORE 364 W. Bagley Road, 44017 440.816.1690 (ask for Tony)
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*****Receive 15% discount on all other tools and supplies when you mention “Meadow Trail Association”.**

(NOTE: If you prefer Home Depot, Behr Pro has extended fixed pricing to all Meadow Trail Residents on all liquids at any Home Depot location! Just mention “Meadow Trail Association” and when asked for a phone number, give them 330.608.0826.)

Home Exterior – MAIN

Color: Meadow Trail Condo (custom color, a.k.a. “Manual Condo” / “Meadowood Condo”)
Brand: Sherwin Williams Super Paint, Exterior, Satin
Warranty: 25 years (when applied with suggested application process and specs.)

Home Exterior – ACCENT (trim, gutters, downspouts, garage doors, window trim, etc.)

Color: Chateau Brown SW#7510
Brand: Sherwin Williams Super Paint, Exterior, Satin
Warranty: 25 years (when applied with suggested application process and specs.)

Approved FRONT DOOR Colors (as of 2008)

1. Chateau Brown SW#7510 (exterior)
2. Sun Dried Tomato SW#7585 (exterior)
3. Sealskin SW#7675 (exterior)
4. Olive Grove SW#7734 (exterior)

GAS METERS: These should be painted the color of the home. Painting the gas meter requires one (1) coat of Kem Bond and two (2) coats of oil-based paint, Meadow Trail condo color.

FENCING: New fencing requires multi-purpose primer and minimum two (2) coats of exterior Super Paint, Meadow Trail condo color. Refresh painting on existing fencing should be painted with Super Paint, primer not necessary.

GARAGE DOORS

Required Unit: 16x7 Dark Brown #2284 CHJ

Description: Door installed, including take down and removal of existing door, insulation 9.65, 15" track type, installation of new track, new torsion springs, new hardware, new weather stripping

OPTION 1:	OPTION 2:
<p>Potter Overhead Door Co. Contact: Kelly Potter 27864 Royalton Road Columbia Station, 44028 440.236.3989</p> <p>Approx. Total Cost: \$1025 for door only \$70 installation charge \$54 for keypad, sold separately</p> <p>*\$385 for new Masonite hardboard single replacement section!</p>	<p>H&W Door Company Contact: Joe Collier 4173 Sunnybrook Road Brimfield, 44240-7396 330.678.5000</p> <p>Approx. Total Cost: \$1388, includes tax, Linear Model 800 upgraded opener w/2 controls. <i>(This price is a multiple door discount, and requires 3-4 doors at a time. 16' workspace necessary inside garage and around perimeter.)</i></p> <p>\$40 for keypad, sold separately</p> <p>(\$200 deposit required.)</p>

SHINGLES

Required: CertainTeed (CT) Landmark Series (LM) / Color: Burnt Sienna

GOOD	BETTER	BEST
Landmark	Landmark Pro (Recommended for MT Cluster Residents)	Landmark TL

ARCHITECTURAL REPAIRS & SERVICES

Below is a list of common and necessary service items throughout the community. **Todd Blunk with T.A.B. Services (216.398.7359)** has extended very reasonable costs for the repair of these items and in efforts to lend a hand towards the uniformity of Meadow Trail and our individual upkeep requirements.

As residents of Meadow Trail, we are required to replace the items below, as needed.

Item Description	Cost for labor/repair by T.A.B. Services
Exterior Fireplace Chase / Trim	\$30/every 8' (includes trim pcs. and paint)
Painting of Gas Meter	\$20 (includes specific oil-based paint)
FENCING:	
- Replace Lock at Privacy Gate	\$20 each
- Post Replacement	\$35 - \$45 (includes materials and paint)
- Picket Fencing (vertical boards)	\$8 - \$12 each (includes materials and paint)
- Wood Caps (2x4x8) Treated Wood	\$22/every 8' (includes materials and paint)
**Required Trim on Air Condenser Lines	\$200 each (includes required materials and paint)
Painting of Garage Door	\$150 (includes power washing + 2 coats paint)
OTHER:	
- Gutter Cleaning	\$20 - \$50

NOTE: As residents, we are not required to use specific contractors. We each reserve the right to hire licensed, insured, and professional contractors as we see fit.

****REQUIRED Trim on Air Condenser Lines:**

Any old or new condenser lines running down along the backside of the clusters should be boxed out or wrapped with treated lumber, vinyl siding, or T-111 to match the materials on the main structure of the home. The lines, themselves, should not be painted as it will affect the proper working of the piping and void any warranty or professional installation.

Any white, black, or painted PVC piping along the backside of the clusters is **NOT ACCEPTABLE** and it is necessary that any and all residents meet this architectural requirement.

For questions, concerns, or any other items pertaining to Architectural, please contact Stan Barclay at 440.572.2745, or email to quonast@sbcglobal.net. Please remember to put Meadow Trail Association in subject line when emailing.

THANK YOU.