

# Charlestown

## REPAIRS, REPLACEMENTS and PAINTING OF SHEDS AND GATES

Our contractor will perform a preliminary inspection to identify areas that require the unit owner's attention before the unit can be painted. Owners are responsible for any repairs or replacement of trim around windows and doors. Ploutis will attempt to identify as many problems as possible in advance, so that the homeowner may arrange for repair or replacement as needed, before the painting begins. It's possible that other issues may come up once extensive scraping and sanding has begun.

Ploutis Painting will provide the homeowner with an estimate for repair for any problems it identifies during the preliminary inspection. This estimate will be placed through your door mail slot for your review. **You are not required to use Ploutis for repairs or replacements.** These estimates are for your convenience and consideration **only**. If you choose to use Ploutis, you must contact them directly to discuss the estimate and schedule repair. The COA is not involved in this process.

Should you wish to repair or replace the damaged wood on your home yourself or to hire a different contractor, please note the following:

- Repairs **MUST MATCH** previous structures in terms of architectural style and construction materials, unless otherwise approved through a Request for Approval submitted to the Architectural Control Committee. Please have these repairs/replacement completed by the start of the paint cycle. Ploutis Painting cannot delay the paint schedule to accommodate repairs or replacements.

## SHED AND GATE PAINTING

For your convenience, Ploutis will paint your gate and/or shed (which must be painted ANY of the Association Approved colors), at your expense as part of the paint cycle.

Ploutis' prices are as follows:

**Shed** - Prep and two coats of paint : **\$325.00**

**Gate** - Prep and two coats: **\$125.00**

If you choose to have Ploutis paint your gate and/or shed – please fill out the box on the Paint Selection Form marked “REQUEST GATE AND SHED PAINTING BY PLOUTIS”. The COA will send in your gate and shed request with the selection form. Please note that gates and sheds are painted **after** all homes on the paint cycle have been completed.

You are responsible for making payment, **directly to Ploutis**, by check or credit card. The COA does not take payments for the gate and/or shed painting. If you have questions regarding the painting of these extra items – please contact Ploutis directly at:

**Ploutis Painting and Contracting**  
**8365 Richmond Highway**  
**Alexandria, VA 22309**  
**Phone: (703) 360-0205**  
**Fax: 703-360-5439**