

Required Residential Maintenance By All Watercrest Homeowners

As you are aware, Watercrest is a deed restricted community. Per the Declaration of Restrictions and the Community Wide Standards, Owners are responsible for keeping the exterior of their homes in a well maintained condition by providing regular cleaning and maintenance of roofs, driveways, pavers, sidewalks and exterior walls. All should be free of visible stains, mildew, mold, debris, plant growth, deterioration, etc.

Roof cleaning

Most of the roofs in Watercrest have received their first cleaning, however, there remain several that require immediate attention. For those who have not yet cleaned their roof, we ask that you immediately schedule this important maintenance task. Those homeowners with experience in this area have been very helpful in providing advice to neighbors about the most effective methods for cleaning roofs. Sunstate Property Management will continue to document and follow up with homeowners whose roofs require immediate cleaning.

Driveway Maintenance

As communicated over the last several months, now is the time to clean and seal your driveway and front walkway pavers if it hasn't been done, or if it has been a few years since it was last done. Consider doing some research into the pros and cons of water-based vs oil-based sealers if you are sealing. Be sure to choose a sealer that won't make your pavers slippery when wet. Driveways needing immediate attention will receive a notice from Sunstate Property Management.

Sidewalk Maintenance

Watercrest residents are reminded of their responsibility to also maintain sidewalks in front of or beside their properties with the same attention to cleanliness as apply to roofs and driveway pavers. Homeowners may undertake this effort themselves or arrange for sidewalks to be cleaned by a suitable contractor. It may be a good idea to have driveways and sidewalks cleaned at the same time as many vendors will do both at the same time. As with roofs and driveways, Sunstate Property Management will be monitoring the condition of sidewalks and corresponding with homeowners within a reasonable time to ensure compliance with this requirement.

Exterior Home Painting

Now that many single-family homes in Watercrest are eight years old, many owners have already had their home exteriors painted. If you have not yet done so, you may want to start planning for this project over the next few months. Home painting is recommended every 5-7 years, and it is part of single-family homeowner's responsibility to maintain the exterior of your home. Failure to keep up with painting and caulking may

let water penetrate the exterior stucco, resulting in the need to remove, patch and resurface the stucco. As you start your project planning, please note that repainting your home **requires approval from the Architectural Review Committee (ARC)** even if you are using the same paint colors. For additional information, see the "Painting the Exterior of the Home" section of the Community Wide Standards at www.mywatercrest.com. This will guarantee that painters are properly insured and do their work in a way that does not negatively impact adjacent properties. Watercrest homes are painted in Sherwin-Williams colors. For those unsure of the color name and number of their current paint, the ARC now has a binder with paint names, numbers, and color chips for the nine color schemes in Watercrest. Please contact ARC Chair, Pam Matsanka at (watercrest.arc.pchair@gmail.com) for assistance.

The Villa home exterior painting was set up to be funded by routine contributions from villa owners to a voluntary deferred expenditure account. As a result, the Association coordinates the painting of the villas. The older half of the Villas (those on Nearpoint and those on Haze west of Cruise and west Whale Bay Drive) were painted in August and September 2025. The newer half of the Villas will be painted in 2027.

Thank you in advance for keeping up on your routine home maintenance.

Watercrest Board of Directors
March 2026