

REPAIR/REPLACEMENT LIST FOR MAINTENANCE – UPDATED 5-1-2023

The following document lists a number of items that are commonly needed for maintenance and upkeep of a Unit. The requirements each item must meet in order to be approved are shown in the “DESCRIPTION” column. Manufacturers/providers for each item are listed in the “SOURCE” column for the convenience of the Owner and do not necessarily represent an endorsement by the Board.

Alternate suppliers/manufacturers may be used if the Owner can demonstrate that materials, functionality, color, etc., are equal to the original item specified, including submitting a sample to the Board for approval. Unit Owners are reminded that, in accordance with the Villas Master Deed, any changes, modifications, or improvements to the exterior of the Units must have prior written approval from the Board. Requests for approval should be submitted to the Board on an Architectural Request Form. The Architectural Request Form is located on the Villas’ website (barringtonvillas.com).

ELEMENT	DESCRIPTION/FINISH	SOURCE																								
Exterior – Architectural – Resilience – Latex Barrington Villas-Beige Gloss Custom Manual Match 1 GALLON – EXTRA WHITE K44W00051 650047368 Updated 9-11-18	<table border="0"> <tr> <td><u>CCE*</u></td> <td><u>Colorant</u></td> <td><u>OZ</u></td> <td><u>32</u></td> <td><u>64</u></td> <td><u>128</u></td> </tr> <tr> <td>B1</td> <td>Black</td> <td>-</td> <td>7</td> <td>1</td> <td>1</td> </tr> <tr> <td>R2</td> <td>Maroon</td> <td>-</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>Y3</td> <td>Deep Gold</td> <td>-</td> <td>17</td> <td>-</td> <td>-</td> </tr> </table>	<u>CCE*</u>	<u>Colorant</u>	<u>OZ</u>	<u>32</u>	<u>64</u>	<u>128</u>	B1	Black	-	7	1	1	R2	Maroon	-	1	1	1	Y3	Deep Gold	-	17	-	-	Sherwin Williams or equivalent Must match present color
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Windows Screens	Double hung vinyl frame and sash with matching color exterior, aluminum trim and brick molding Villas Beige/Tan/Desert Sand (provide sample of color to Board for approval)	84 Lumber																								
Roof Ridge Vents Updated 12-14-17	Owens Corning Vent Sure 4’ Strip Heat & Moisture Ridge Vent – Color – Driftwood	Owens Corning																								
Hip & Ridge Shingles Updated 12-14-17	ProEdge Hip & Ridge Shingles – Color – Driftwood	Owens Corning																								
Downspouts Updated 12-14-17	Mastic Home Exteriors by PlyGEM Color – Desert Sand 22	Lansing Building Products Performance Metals																								
Gutters	Mastic Exteriors by PlyGEM Color – Desert Sand	Lansing Building Products Performance Metals																								

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Updated 12-14-17		
ELEMENT	DESCRIPTION/FINISH	SOURCE
Exterior Doors	6 panel; solid core Paint to match exterior trim Desert Sand	Tindell's Lumber
Storm Doors	Larson full-view clear glass; no etchings or beveled glass; with removable screen; almond color	
Garage Doors	Clopay, four panel insulated door. No decals or signs. Paint to match exterior trim.	Williams Door Company
Door Bells		Available at Modern Supply
Exterior Lights	American Lighting, LT Black outdoor wall mounted #L12151-4	American Lighting 8032 Kingston Pike Knoxville, TN
Brick	Belle Glade – Modular (sample to the Board)	Boral Building Products
Grout	Match existing or Argus Beige or Magnolia Buff	Boral Building Products
Gutter Guards		Appalachian Wholesale Supply 4158 Appalachian Way Knoxville, TN
Kick plates	Magnetic Brass, 8"x 35". No approval required but Board to be notified of installation	
Door Knockers	Magnetic Brass. No approval required but Board to be notified of installation	
Octagonal Windows	Vendor PlyGEM, vendor description Builder Series 100 Operating Octagon, color natural (must be painted to match exterior trim).	84 Lumber
Screen Porch Stain	Same Board approved "medium brown" as stated for decks. Alternate color for screen porch trim (only) are "Desert Sand" matching the house trim, gutters, etc., as well as beige vinyl tracking as described below.	
Updated 7-29-18		
Screen Porch Vinyl to Replace Wood	Beige Vinyl tracking to hold screen and replace wood on screened porches. Tight – SC Screen	Lowes, Home Depot

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Deck Stain Updated 7-29-18	Board approved Behr “medium brown” solid color stain. Contact the Board for details to ensure the correct formula is used for the stain.	Home Depot
Peep Holes	Allowed without approval but must be installed 22” from the top of the door and centered across the door.	
Mail Box Stand Updated 7-28-19	Post w/decorative scroll (mail box not included) comes with a black finish	D&D Mfg. 6901 Chartwell Road Knoxville, TN (865) 947-7872
Mail Box (newer version) Updated 7-29-18	Postal Pro Hampton Box	Lowe’s and Home Depot or online at https://www.lowes.com/pd/Postal-Pro-Hampton-8-in-W-x-10-in-H-Plastic-Black-Post-Mount-Mailbox/50397638
Mailbox Numbers for the Hampton Box Updated 7-29-18	1-3/8” high white reflective number decals	Online Amazon: https://www.amazon.com/Reflective-Numbers-Address-Mailbox-Stickers/dp/B019WT79TE/ref=sr_1_87?m=A1FLOSVT881W03&s=merchant-items&ie=UTF8&qid=1528996572&sr=1-87
Mailbox Numbers for the original Rubbermaid Box Updated 7-29-18	1-1/2” high metal backed with reflective numbers Hillman item #840856 – Available by order through Ace Hardware – Clinton	Online at: http://wedo.hillmangroup.com/item/ns-distinctions-address-plaques-house-numbers-core/1-1-2-reflective-mailbox-characters/840856
Handrail Updated 7-29-18	Rail with Decorative Scroll	L&M Ornamental 221 Bernard Avenue Knoxville, TN 37917
Privacy Fencing	K-28 6’ – Solid Privacy 72” Khaki P-5X5 – 5X5X8 Khaki Post K-C14 – 10079 – 5X5 long external cap Khaki	Vinyl Fence Fabricators 121 N. Glenwood Avenue Dalton, GA 30721 Norandex Knoxville, TN 865-524-8631
Retractable Awning	Contact Board for specifications and User Agreement	Contact Board