

TO: LAS BRISAS HOMEOWNERS

RE: LAS BRISAS PAINT FORMULAS

The paint formulas for Las Brisas are now available at two Dunn Edwards Locations: Frank Lloyd Wright and Tempe. Dunn Edwards paints are to be used only. Dunn Edwards has agreed to give us a 35% discount off their regular retail prices.

In the past, Home Depot was recommended as our paint provider. The decision to switch to Dunn Edwards was based on 1) color consistency and 2) paint quality.

Our concern with Home Depot was that they did not always generate the same color from our standard formula. We have been told this was due to Home Depot calibrating their paint machines once a month whereas Dunn Edwards calibrates their machines on a daily basis.

If one attempts to have these formulas mixed by a provider other than Dunn Edwards the result could be the wrong color, requiring repainting at the homeowner's expense. Tint base formulas vary from company to company often making an exact match impossible.

Dunn Edwards is widely known as a provider of exceptional quality paint. Their paint is formulated for the Southwest climate to withstand the extreme summer heat.

Custom paints are best ordered in quantity of gallon containers as smaller amounts may not produce the exact color match. Paints should always be tested on the surface they are intended for. Dunn Edwards standard language states: "Color match and confirm color before application. Dunn Edwards accepts no responsibility for any mismatched paint after it has been applied".

Stucco and wrought iron surfaces generally cover in 1 coat. All other surfaces should be 2 coated, especially the wood trim. It is recommended that wood trim be painted every 2 to 4 years to prevent "dry rot". If you have "dry rot", there are bonding formulas available which can be applied prior to painting the wood trim.

We are obtaining bids from paint companies to paint garage, entry trim doors and entry gate fences in the Las Brisas colors at owner's expense. It is highly recommended that you participate as it would reduce costs for homeowners and you would not have to purchase your own paint.

It is important that you or your painter take the paint formula with you to Dunn Edwards when painting as there are many Las Brisas complexes in the Phoenix area. You should mention Las Brisas at Lake Serena, Scottsdale Ranch. The paint formula may be obtained from our guard attendance.

THE LAS BRISAS BOARD OF DIRECTORS

LAS BRISAS PAINT FORMULAS

DUNN EDWARDS PAINT ONLY

Attached are the custom paint formulas for the Las Brisas Community to be used for the exterior surfaces of your home. To ensure the proper color is used (so that immediate repainting is not necessary) one must adhere to the **PRODUCTS** and **FORMULAS** specified. The formulas are available at the following Dunn Edwards locations at a 35% discount:

Dunn Edwards/Frank Lloyd Wright
8686 E. Frank Lloyd Wright Blvd
Scottsdale, Arizona
Phone: 480-483-3131

Dunn Edwards/Tempe
1872 E. Broadway Road
Tempe, Arizona
Phone: 480-968-9492

PLEASE NOTE: The body color is the same for stucco exterior, garages & fences. The following formulas have been chosen as they are best suited for the surfaces they are painted on. These formulas will also last longer. Syn-Lustro for fences is an oil based paint containing anti-rust agents.

Stucco:	Acriflat
Trim:	Acriflat
Fences:	Syn-Lustro (oil based)
Garage / Trim for Entry Doors	Permashell

IMPORTANT: Custom paint may vary slightly from container to container. Therefore, it is important to test color match and confirm color formula prior to painting your entire house. Dunn Edwards accepts no responsibility for any mis-matched paint after it has been applied.

PRESENT THIS FLYER TO DUNN EDWARDS WITH YOUR PAINT ORDER.

The color formulas have been approved by Las Brisas HOA Board and Scottsdale Ranch Community Association - March 2005.

-----> See reverse side for Formulas

LAS BRISAS - LAKE SERENA

Scottsdale Ranch

10201 N. 100th Street

480/860-1261

STUCCO/EXTERIOR

DUNN-EDWARDS

Tempe Store 23 03/25/2005

LAS BRISAS / BODY COLOR
W704 ACRY-FLAT

1 GALLON BASE: L
Y NOTATION /48 JOB ID: 0
04-1Y18
08-11.5
13-4.75

CUSTOM-TINTED PAINT - NOT RETURNABLE
FOR EXCHANGE OR REFUND.

CUSTOM-TINTED PAINT MAY VARY SLIGHTLY
FROM A COLOR CHIP AND FROM CONTAINER
TO CONTAINER. CHECK FOR CORRECT
COLOR MATCH AND CONFIRM COLOR BEFORE
APPLICATION. DUNN-EDWARDS ACCEPTS NO
RESPONSIBILITY FOR ANY MIS-MATCHED
PAINT AFTER IT HAS BEEN APPLIED

GARAGE DOORS + DOOR TRIM

DUNN-EDWARDS

Tempe Store 23 03/25/2005

LAS BRISAS / BODY COLOR
W940 PERMASHHELL

1 GALLON BASE: L
Y NOTATION /48 JOB ID: 0
04-1Y41.25
08-18.3752
13-6.75

*eggshell for
garage doors/trim*

CUSTOM-TINTED PAINT - NOT RETURNABLE
FOR EXCHANGE OR REFUND.

CUSTOM-TINTED PAINT MAY VARY SLIGHTLY
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TO CONTAINER. CHECK FOR CORRECT
COLOR MATCH AND CONFIRM COLOR BEFORE
APPLICATION. DUNN-EDWARDS ACCEPTS NO
RESPONSIBILITY FOR ANY MIS-MATCHED
PAINT AFTER IT HAS BEEN APPLIED.

TRIM for Eaves

DUNN-EDWARDS

Tempe Store 23 03/25/2005

LAS BRISAS / TRIM COLOR
W704 ACRY-FLAT

1 GALLON BASE: M
Y NOTATION /48 JOB ID: 0
04-2Y28.5
08-22.5
14-2Y0
13-42.625

CUSTOM-TINTED PAINT - NOT RETURNABLE
FOR EXCHANGE OR REFUND.

CUSTOM-TINTED PAINT MAY VARY SLIGHTLY
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TO CONTAINER. CHECK FOR CORRECT
COLOR MATCH AND CONFIRM COLOR BEFORE
APPLICATION. DUNN-EDWARDS ACCEPTS NO
RESPONSIBILITY FOR ANY MIS-MATCHED
PAINT AFTER IT HAS BEEN APPLIED

WROUGHT IRON FENCES

DUNN-EDWARDS

Tempe Store 23 03/25/2005

LAS BRISAS / BODY COLOR (OIL)
OTHER

1 GALLON BASE: L
Y NOTATION /48 JOB ID: 0
04-1Y32.5
08-18
13-6.25

*wrought iron
fences*

CUSTOM-TINTED PAINT - NOT RETURNABLE
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