

BULLETIN #2 Driveways & Walkways

- a. **Public Sidewalks.** Changing the material, color, or surface finish of a public sidewalk is *strictly prohibited unless that section of the sidewalk is a continuation of a driveway*. Public sidewalks are defined as sidewalks within the right-of-way adjacent to a street or in common areas.
- b. **Public Sidewalk Damage Repair.** In the event that there is structural damage to a public sidewalk causing portions of the sidewalk to break up or sections of the sidewalk to be offset, it is the homeowner's responsibility to report this to Manatee County since it is responsible for public sidewalks.
- c. **Walkways.** Walkways can be identical to driveways in type and composition. If concrete, the staining color and procedures for applying stain are identical to that for driveways. If pavers or overlay, the color should be the same as driveway.
- d. **Residential Driveway and Sidewalk Maintenance.** Homeowners are responsible for the appearance and upkeep of their driveway and all sidewalks on their property. This includes the public sidewalks within the right-of-way adjacent to a street that are on the homeowner's property. Sidewalks and driveways must be kept free of plant intrusions, weeds, debris, mold, stains, and excessive tire markings. As required, both driveways and sidewalks must be cleaned either by pressure washing or other appropriate methods so that they look clean and neat.
- e. **Painting Residential Driveways and Sidewalks.** While color sealing is permitted as set forth below, the use of paint is *Strictly Prohibited*.
- f. **Color Sealing Residential Driveways and Sidewalks.** *Requires Modifications Committee approval.* An aging concrete driveway surface may begin to show cracking, staining or discoloration and appear aesthetically unappealing. For correction of minor problems, application of a "sealer" may be adequate. Concrete stain if properly applied can certainly enhance the appearance of any driveway or walkway. However, the finest stain will only look its best for three to five years. After that, wear becomes noticeable. Only two colors are approved for stain sealers: Scott "Concrete Sand" (#706) and Sherwin-Williams "Gull Gray" (#HC132). In some instances, the concrete surface begins to show through and becomes unsightly. This is the reason that the choice of colors is so limited. Visual inspections have found that when these two colors begin to wear, the variations in the surface look are far less noticeable than with other colors. Because the proper procedures for preparing the surfaces and applying the sealer are complex, professional installation is strongly recommended. Your modification request must be accompanied by a proposal from your contractor specifically stating that each of the six steps set forth in the job specification sheets that must be attached will be performed as written and that the products listed above (or their equivalent will be used). See page 63 for procedures for applying stains.

- g. **Resurfacing Residential Driveways and Sidewalks.** *Requires Modifications Committee approval.* In some instances, applying a sealer is not an adequate "fix" for deteriorating concrete surfaces. Another option is a technique called "concrete overlay." "Concrete overlay" is a resurfacing technique. First the existing driveway surface is properly prepared, and a thin overlay of a product specifically used for creating a new concrete surface is applied. This type of product is available from several manufacturers and must be applied by a professional. The texture and any pattern on the overlay must be compatible with the style of the home and the neighborhood. Patterns must be non-representational geometric designs, e.g., animals, mermaids, coats of arms, et al, are not permitted. Also, faux finishes are not permitted. As with a conventional concrete driveway, the homeowner is responsible for maintenance and upkeep of the concrete overlay, which has a limited lifetime.
- h. **Changing Material of Residential Driveways and Sidewalks.** *Requires Modifications Committee approval.* More substantial fixes to deteriorating driveways include replacement of the existing driveway with pavers or with new bare concrete or stained concrete overlays (with or without a pattern). A sample of the proposed material must be submitted along with the color of the house and roof, a detailed material specification sheet, and a drawing clearly showing the area to be modified and the proposed pattern if applicable. Since available pavers and concrete overlays and or patterns may not match the two colors approved for staining, the color of the pavers or overlay/patterns should be compatible with the colors and style of the house and samples provided with the Modification Request for approval.

Modification Request Approval: You must submit a Modification Request to the SRVA Modifications Committee before commencing any work. The request must include pictures and/or professional renditions of the patterns and colors being proposed and, they must be of sufficient size and accuracy for the committee to judge their suitability

COMMENT:

Scott "Concrete-Sand" and Sherwin-Williams "Gull Gray" are both available as either a xylene product (solvent-based) and an acrylic-latex (water-based) product. Both Scott's xylene product in "Concrete-Sand" and Sherwin-Williams xylene product in "Gull Grey" are off-the-shelf existing colors. Both companies' acrylic-latex (water-based products) have to be mixed using a white acrylic-latex base (for Scott, it is called Aquadeck #750) (for Sherwin Williams, the base is called Tinting White). To those two base whites, the tinting colors Concrete-Sand and Gull-Gray are added. Both companies can exactly produce the other's color in the acrylic-latex product as well as for the xylene-based solvent colors.

If your concrete driveway has never been stained, either type product (water-based or solvent-based) will work. However, if you are restaining your driveway, you first need to determine whether the original stain was solvent or water-based. To determine which: put some denatured alcohol on a rag and wipe a small area of your driveway. If the stain comes off, it's water-based; if it doesn't, it's solvent-based.

WARNING:

*Never put a latex water-based product over an existing solvent-based product as it will peel off.
Never put a solvent-based product over a water-based product as it will likely lift off or bubble.*

COMMENT:

Always use solvent-based product over an existing driveway already stained with a solvent-based product.

Always use a water-based product over an existing driveway already stained with a water-based product.

Both products can be used over bare concrete (i.e., never been stained). However, both Scott and Sherwin-Williams strongly recommend that if you are applying a stain over bare concrete for the first time, always select the xylene-based solvent product since it is longer lasting, looks better, and has better wear-ability.

If applying an acrylic-latex (water-based) product (non-toxic) in cool temperatures or high humidity, it requires an extended period to cure properly. It is recommended that it be given 72 hours before driving on the newly stained surface. It's best to give the xylene-based stains the same amount of time.

Job Specification for Summerfield/Riverwalk

Staining Concrete Driveways and Walkways (Xylene-based Product)

1. Acid etch.
2. Pressure wash.
3. Patch cracks using U.G.L concrete patch or equivalent.
4. Apply thinned coat of xylene-based concrete stain (one quart of xylene per gallon of stain).
5. Let dry for (8) eight hours.
6. Apply second coat of xylene-based concrete stain full strength, (not thinned), to full opacity.

Staining Concrete Driveways and Walkways (Acrylic-latex Product)

1. Pressure wash all dirt, debris, mildew, etc.
2. Thoroughly remove any grease or oil with a degreasing agent.
3. Prime the surface with one coat of latex surface conditioner white, thinned with 25% water. Allow (2) two hours dry time.
4. Apply Scott #750 Aquadeck (*or similar product*) at full strength. Allow (12) twelve hours to dry. Apply second coat if desired.

I hereby agree to use one of the above procedures for staining my driveway.

Signature

Lot Number

Date