

Deck and Railing Policy

Decks in unmodified form as in original plans (not including those modified by the original Contractor at the request of owner) will be maintained by the HOA. This includes all elements in the deck such as staining or replacement of floorboards, maintenance of supports, wrought iron guards and fascia boards.

Decks that were modified at the resident's request from original plans when initially built are Owners' responsibility in all respects.

When full replacement is necessary the HOA will replace the floorboards with Trex Select decking. Any resident needing a deck replacement or repair who chooses to replace or repair with materials of a higher, longer lasting quality such as Trex Enhance, Trex Transcend or any other material may do so by paying the difference between those materials and the Trex Select.

Any partial replacement will be replaced with the current material on that deck. The HOA will continue to maintain the original part of the deck including the rails, flooring, wrought iron guards and fascia boards as any such deck will continue to be HOA responsibility if not modified in other ways.

Decks that are or have been modified by the owner such as expanding the width or length of the deck or construction of new decks are the sole responsibility of the owner for the whole deck.

The flooring and joists of any deck that has been carpeted is the responsibility of the owner. The HOA will continue to have responsibility for all other parts of the deck (assuming the deck has not been modified from the original (see above). After the flooring of said deck is restored to original or better flooring and any wear or damages fixed by the owner, at the owner's expense, the deck will revert to unmodified status and will be fully maintained by the HOA.

All original unmodified exterior, metal railings will be maintained by the HOA. Any modified or new railings/fences installed by a homeowner will be the sole responsibility of that homeowner.

Any situations not covered by the foregoing will be dealt with in the judgment of the Committee.

8/13/2016