

Revised Deck Specifications October 2016

Deck Size – The maximum allowed deck size is 10' x 10' without steps to ground. Steps can be added to first level decks, if desired, but these decks can be no larger than 8' x 10' so that total square footage of deck inclusive of steps is not more than 100 square feet.

Deck Materials – Decks are to be constructed of pressure-treated wood or composite material (Trex) in the color "Madeira". Railings must be white vinyl, identical to the railings on previously built homes. Coordinating privacy fences will be permitted on one or both sides.

Steps from First Level Decks – Stairs must be 3' wide, have enclosed risers and land on a 3' x 3' x 4' concrete slab. The stairs must be installed to the side of the deck parallel to the wall of your home.

Deck Color – Pressure-treated wood decks may be treated with a color sealant or stained with either a semitransparent or solid stain. Paint is not permitted. One of the following colors must be used: "Madeira" (custom color formulas attached). This can be purchased at Sherwin Williams, Benjamin Moore, etc.). "Bordeaux" (Behr ST-106 from Home Depot) or "Dark Mahogany" (Olympic).

Deck Maintenance – The owner is required to properly maintain their decks at all times, including routine repairs and maintenance as well as periodic staining of the wood.

Architectural Request – An Architectural Request must be submitted to the Management Company. The request must contain a plot plan, a drawing of the deck showing constructions as well as how it will sit in relation to the home, and materials to be used.

Building Permit – After approval is received from the Architectural Request Committee, a building permit must be obtained from the township before any construction can begin.