

Stony Ridge Condominium Policy Statement

Policy Title: Deck Replacement or Modification

Date Adopted: February 2019

Policy Statement: Decks of any building material must be maintained by the do-owner to an appearance that is consistent with the community's overall appearance. The Board/Association reserves the right to determine when the conditions or appearance of the deck requires maintenance by the co-owner. A deck's appearance is to be maintained by using only wood staining products specifically designed and manufactured for wood decks. No paint, epoxy or other coating materials is allowed to be used on the decks. A composite decks appearance is to be maintained by periodic cleaning to restore the composite product to its original color. Cedar, womanized wood or composite material used in construction material is acceptable for deck replacement. All decks, regardless of building material used in the construction, must be a cedar color approved by the Board before staining or building begins.

Deck Modifications: Before making any modifications to an existing deck the co-owner must receive the prior approval of the requested modifications from the Board of Directors by submitting the require modification documents. Those documents must include a completed modification request and a detailed design drawings including a color sample. Approval of the request must be obtained before any work is started. Submit the modification request to AMI. When approved the signed form will be returned to the owner.

Deck Replacement: Before replacing an existing deck, the co-owner must receive the prior approval for the replacement deck from the Board by submitting the require modification documents. They should

include the modification form with a detailed design drawing of the new deck. Approval of the new deck must be obtained before any work is started. The replacement of an existing deck must be built to the following specifications and must comply with all existing City and State building codes:

- a. Wood decks: the deck design must be identical to the deck being replaced.
- b. Composite or Non-Wood decks: If a composite or non-wood building material is to be used in the construction of the deck, the co-owner must submit a sample of the building materials, brochure of the building materials and design that clearly identifies the material composition and color that will be used as an attachment to the request documents. The deck design and implementation must be identical size and design as the original deck and meet the following specifications (please see the attached photographs of sample non wood decks)
 - i. Decks must have flat top railings and hand rails identical to the original deck.
 - ii. Stairs must be of the identical design as the original deck.
 - iii. Railing spindles can be either routed or squared and must be of the same size (length, width & height) as the original deck.
 - iv. Horizontal spindle attachment boards must be installed in the identical manner and appearance as the original deck both at the top and bottom of the spindles.

- v. Decks are not required to have the dental type molding around the outside of the sill plate that is attached to the joists that was present on the original wood deck.

