

Waterford Villas - Lake Saint Louis Architectural Control Committee Open Deck Maintenance Free Railing January 2024

Part of the intent of the Architectural Control Committee (ACC) portion of Covenants and Restrictions is to maintain an attractive consistent appearance of the Waterford Villas (WV) Community. Whereas decks within the WV community are consistent in their construction they differ in size and decks are either open or enclosed.

In order to maintain a consistent exterior appearance (view from outside the deck area) these guidelines are to be followed if a homeowner chooses to install a maintenance free railing on their open deck. Homeowners in Waterford Villas may make exterior modifications, alterations and/or additions, at their own expense, **only after approval by the ACC**. All requests for such improvements must be submitted by completing an ACC Request Form located on the Waterford Villas HOA website.

Guidelines for Open Deck Maintenance Free Railing

- **Material –**
 - Aluminum only. It is the responsibility of the homeowner to maintain the finish of the railing, e.g. if the railing requires painting the homeowner will have the responsibility to paint it.
- **Design of Spindles –**
 - Square
- **Deck Posts –**
 - Deck posts that support the deck must be retained. The deck posts will still be maintained by the WV HOA.
 - The homeowner may choose to have the deck posts, that support the deck, 'cut' beneath the deck boards, so that the maintenance free railing can surround the open deck. If this option is selected the result would be metal corner railing posts that exist above the deck boards.
 - The Homeowner has the option to replace all deck posts as part of their project. The benefit of this is all deck posts have the same installation date. If the Homeowner would choose this option, it would be at the Homeowner's expense.
- **Railing Color –**
 - Black
- **Railing Finish –**
 - Matte or Shiny
- **Post Caps –**
 - Standard cap design; No solar light caps or lighting of any kind

- Deck Boards –
 - The homeowner may keep current cedar deck boards or maintenance free deck boards.
 - Install new maintenance free deck boards.
 - The color of the maintenance free deck boards must complement the deck post color.
- Deck Stairs –
 - If the open deck currently has stairs to the ground the homeowner has the option to keep what is currently in place or install a new maintenance free handrail and railing that mirrors what is being installed on the open deck.
 - If the open deck is having new deck stairs installed and the open deck has maintenance free railing the new stairs should have a maintenance free handrail and railing installed. It should mirror the open deck maintenance free railing.
- Deck Band Board (optional)
 - The homeowner may keep the siding band board or choose to install a maintenance free band board to replace the siding that surrounds the base of the open deck. No cedar band boards to be installed.
 - The maintenance free band board must complement the deck post color.

General Installation Guidelines:

- When selecting a business/company to install the maintenance free railing it is recommended that the homeowner select a company that carries current Commercial General Liability and Workers Compensation and Employers Liability Insurance. The homeowner should request a Certificate of Insurance (COI) document to validate this insurance coverage.
- Currently the open deck railing attaches to the villa. The homeowner can choose to attach or not attach the maintenance free railing to the villa. As part of the installation process, the villa siding has to be repaired at the homeowner's expense. The siding on the current deck railings can be utilized to fill the villa siding gaps. This siding repair has to be completed in a professional manner and have the same aesthetics as the rest of the villa siding.
- All debris associated with the deck maintenance free railing installation has to be removed from the Waterford Villas property at the homeowner's expense.

Frequently Asked Questions:

1. If deck boards are cedar and deck railing is maintenance free does the WV HOA continue to handle the staining of the cedar deck boards?
 - Yes
2. After the open deck maintenance free railing is installed does the WV HOA continue to power wash the railing?
 - Yes
3. During the annual deck staining or power washing of villa if any damage is done to the maintenance free railing is the WV HOA involved in resolving it?
 - Yes
4. Can deck post maintenance free sleeves be added to cover the deck posts above or below the deck boards?
 - No
5. If a homeowner is installing a new maintenance free railing, is it necessary that they also install maintenance free deck boards as part of the overall project?
 - No
6. When the WV HOA is installing new deck posts will the WV HOA be responsible to reconnect any maintenance free railing?
 - Yes

Waterford Villas Board Member Approval:

<u>Date</u>	<u>Signature</u>
1/23/2024	John E. H. Pres.
1/23/2024	David W. Fred
1/23/24	Cathy Brown
1/23/24	John Halden
1/23/24	Mary Minger