

Waterford Villas – Lake Saint Louis
Guidelines for Deck Surface and Deck Post Maintenance

Part of the intent of the Architectural and Environmental Control portion of Covenants and Restrictions is to maintain an attractive consistent appearance of the Waterford Villas community. Each home has a deck. Whereas those decks are consistent in their construction and materials they differ in size and some are fully enclosed.

In order to maintain a consistent exterior appearance (view from outside the deck area), the Home Owners Association will be responsible for sealing and staining the deck posts. This will include all four sides of the lower portion of the posts and the outside exposed sides of the portion of the posts above the deck surface. Also, in order to assure the deck surfaces are properly maintained, the Association will assume responsibility for deck surface maintenance.

The exception to the above is enclosed decks. Per Article V of the Waterford Villas Declaration of Covenants and Restrictions – "...in the event that an owner shall....enclose, decorate or landscape any balcony, patio or terrace....such owner shall be and remain responsible for the repair and maintenance of the interior surfaces of such enclosure as well as for the repair, maintenance and preservation for the enclosed areas and the Association shall be responsible for the exterior surfaces but shall have the right to impose a special charge therefore which shall be added to and become a part of the assessment levied on the lot.

Repair, maintenance and preservation of stairways from the deck to the ground shall be considered the responsibility of the homeowner.