

Wood/ "Composite Decking" Deck (amended 5.9.21)

Before starting any exterior upgrade, please submit an architectural approval form (and Dumpster approval form when applicable) to ensure that the approved materials are used and to keep the conformity of the neighborhood. Please allow FOURTEEN (14) days for approval before the start of the project.

Materials/ Colors:

- Pressure-Treated Lumber: Not less than 5/4" thick and shall be unpainted but may be maintained with a clear water sealant or painted approved Valleybrook colors.
 - Valleybrook Approved Colors: Dark Browns or other approved color (refer to exterior color specification).
 - Cabot Clear Solution Natural; Cabot Clear Solution Cedar
- Western Red Cedar: As Cedar weathers to a grey color Cedar must be maintained with a clear water sealant.
 - Cabot Clear Solution Cedar
- Redwood: As Redwood weathers to a grey color Redwood must be maintained with a clear water sealant.
 - Cabot Clear Solution Natural
- Philippine Mahogany: Philippine Mahogany weathers well and can be left to weather naturally; also use of marine oil for a teak finish is acceptable, as is use of a clear sealant.
 - Cabot Clear Solution Natural
- Ipé: Sold under brand names Pau Lope and Iron Woods. As this is a rainforest wood please ensure it has been harvested responsibly.
- Composite Decking: Must be installed using manufacturer's specific installation instructions. As there are a great many manufacturers of composite decking with slightly different color codes, color **MUST** be approved prior to construction by the Valleybrook Architectural Control Board Member. Color must blend with Valleybrook's color environment. (i.e. no reds, whites, etc.)
- Any other woods not mentioned but would like to be used **MUST** be approved by the Valleybrook Architectural Control Board Member prior to construction.

Design:

- Understructure will consist of pressure-treated wood, masonry or a combination of both. Valleybrook Architectural Control Board Member recommends all units utilize concrete footers with anchor plates to resist rot and pest damage. Units that have poor drainage must utilize concrete footers with anchor plates. Deck footings shall be not less than 3 feet in the ground.
- Units with first floor walkouts must construct a deck a minimum of 6" above the ground and not higher than the existing base of the door. Height of the deck from the ground may also be determined by the height of the existing property line divider from the base of the door and the local topography.
- Units with ground level walkouts may construct a deck provided that an area six (6) inches to the left and six (6) inches to the right of the existing opening AND twenty-four (24) inches out from the existing opening be constructed to allow for steps up to the deck surface.
- The deck shall not be enclosed.

Location:

- Decks shall be constructed at the rear of the living unit only. Decks may be installed to attach to the original sliding glass door.

Size:

- Maximum length of deck shall not exceed the length of the divider wall or 12 feet out from your unit's wall.
- Decks over 18" from the ground shall have a railing of plain design, of either wood or rope, not less than 32" in height and not to exceed 42" in height.

Where to Find:

- Homeowners Choice of Contractors and material providers

***Construction of a wood deck shall be completed within 120 days of the start of construction*.**

CHESTER HEIGHTS BOROUGH MAY REQUIRE PERMITS FOR THIS WORK

Specifications listed are in accordance with Article 7 of the Valleybrook Declaration of Easements, Covenants and Restrictions as well as Rule 2.4 and 2.6 of the Village of Valleybrook Rules and Regulations.