

**Waterford Villas - Lake Saint Louis  
Architectural Control Committee  
Open Deck Maintenance Free Railing  
August 2025**

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.

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 or delivering a completed printed copy to the ACC Committee.

**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 open deck must be retained. The deck posts will still be maintained by the WV HOA.
  - The homeowner may choose to have the open 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. (NOTE: If deterioration of the open deck post is discovered or if the WV HOA is scheduled to replace any open deck post due to deterioration compensation for the post may be discussed with the WV HOA Building Maintenance contact. This WV HOA contact would have to approve the level of deterioration of the deck post.)
  - Maintenance free post sleeves or wraps may be installed to a 'homeowner owned' stairs and porch attached to an enclosed deck only. The color of these sleeves or wraps can be black, white or cedar tone. **NOTE: Maintenance free post sleeves or wraps cannot be installed on Waterford Villas HOA owned deck posts associated with enclosed and open decks.**

- Railing Color –
  - Black or White
- Railing Finish –
  - Matte or Shiny
- Post Caps –
  - Standard cap design; No solar light caps or lighting of any kind
- Deck Boards –
  - The Homeowner may choose to do one of the following at their expense, if applicable:
    - Keep the current cedar tone wood deck boards.
    - Install new cedar tone wood deck boards.
    - Install new maintenance free composite deck boards. (ACC approval needed)
  - The color of the cedar or wolmanized wood deck boards and maintenance free composite deck boards must complement the WV HOA owned open deck post color. If maintenance free composite deck boards are going to be installed the color of the deck boards chosen would need to be approved by the ACC Committee.
- 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 are 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, if the villa siding needs to be repaired it is at the homeowner's expense. The siding on the current deck railings can be utilized to fill the villa siding gaps. This siding repair must 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 must be removed from the Waterford Villas property at the homeowner's expense.

**Frequently Asked Questions:**

1. If deck boards are cedar or wolmanized wood and deck railing is maintenance free, does the WV HOA continue to handle the staining of the wood deck boards?
  - Yes – following the WV HOA staining schedule
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 a villa, if any damage is done to the maintenance free railing is the WV HOA involved in resolving it?
  - Yes – to assist the homeowner in resolving the issue with the contractor.
4. Will the WV HOA be responsible for painting the maintenance free railing for any reason?
  - No
5. Can deck post maintenance free sleeves be added to cover the deck posts above or below the deck boards?
  - Yes – to a 'homeowner owned' stairs and/or porch attached to an enclosed deck only.
  - No – to WV HOA owned deck posts associated with enclosed and open decks.
6. If a homeowner is installing a new maintenance free railing, is it necessary that they also install maintenance free composite deck boards as part of the overall project?
  - No
7. When the WV HOA is installing new deck posts will the WV HOA be responsible to reconnect any maintenance free railing?
  - Yes
8. Will the WV HOA stain a cedar or wolmanized wood deck post that supports a 'homeowner owned' stairs and/or porch attached to an enclosed deck? (This post would not be covered with a maintenance free sleeve or wrap.)
  - Yes

**Waterford Villas HOA Board Member Approval:**

<u>Date</u>	<u>Signature</u>
9/1/2025	J. Pitt
9/1/2025	Mary Myers
9/2/25	Betty Brown
9/2/25	Lisa Watter
9/2/25	Joan Maldeney
9/7/25	Paul [unclear]