

ICC Assn EXTERIOR MODIFICATIONS to Units: VIII

Rear Deck Modification and Installation Policy

Revised in December 2006

Recognizing the desire of some owners to modify their units, for reasons which may include benefits to health and/or increasing the comfort and value of their unit and their community as typically conveyed by such modifications, and accommodating this desire within the context of the community's design standards, the Indian Creek Condominium Association has revised this policy for the Modification and Installation of **Rear Decks** for units at Indian Creek. Please use these guidelines when you seek approval from the Board for installation:

1. The preferred construction material is pressure treated [PT] wood and/or manufactured composite decking material only.

2. The preferred construction scenario shall be a 2x8" frame, adequately supported, braced and reinforced, and resting on concrete piers, blocks or sonotubes depending on site conditions. The frame shall abut but not adjoin the slab or foundation or any walls of the building.

a) No slabs, frost walls or masonry construction other than poured cement footings may be constructed.

b) The exterior deck surface:

- 1) shall be at or near the elevation of the main entrance to the deck from the Dining area of the unit;
- 2) may be all on one level, or it may include one step up or one step down to a second, different level; and
- 3) shall not be made flush with any adjacent lawn area, and shall include at least one step down from the deck to the lawn.

c) The deck construction

- 4) shall not impede or impair existing drainage systems from the roof of the unit, and shall direct existing run-off away from the building and deck as determined by site conditions, with underground drain pipe of 4" diameter and up to 16 feet in length required in some cases to ensure that run-off does not flow back to the building;
- 5) shall not include vertical posts that extend higher than 32" above the surface of the deck; and
- 6) no trellises, permanent privacy walls or screens or heating or cooking elements may be incorporated into the design or construction of the deck.

3. Exterior decking and railing elements shall be installed, painted or stained to match existing building color ("Bridgewater Grey" manufactured by Du-Lux) only, and maintained thereafter by the unit owner.

a) Either or both decking surface and railing elements may be left unpainted or unstained to attain a 'natural, weathered' coloration, but all decking surface

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left uncolored shall have a clear wood preservative applied after installation and periodically as needed.

b) Railing elements are not required, but when proposed:

- 1) shall match or complement existing deck features;
- 2) shall be of simple design and compatible with existing railing styles on decks at other units at Indian Creek; and
- 3) with the top of the railing located at 32" above the deck surface.

4. Unit owner agrees to accept all responsibility associated with deck installation, including liability, maintenance, replacement and repair, and this responsibility shall pass to ALL future owners as well.

5. Unit owner must submit to the Board a drawing that is in keeping with the above considerations along with Proof of Insurance from a professional installer in order to receive approval for the proposed installation.

▪ **For 3 BEDROOM END UNITS:**

a) The maximum surface area of the deck shall be determined by a line which extends from the privacy wall of the adjacent two-bedroom unit, and which then intersects at a 90 degree angle with the logical extension of the exterior, side wall of the third bedroom, resulting in an L-shaped 'wrap-around' deck.

▪ **For 2 BEDROOM INTERIOR UNITS:**

a) The maximum surface area of the deck shall be determined by a line which extends from the end of the privacy wall of the adjacent two-bedroom unit, and which connects with the end of the privacy wall of the other adjacent unit.

FOR ALL UNITS:

Please note that these guidelines describe and allow exterior decks at the rear and sides of units, and **NOT** in the front [i.e. entrance] façade. If a resident presents a compelling argument for deviation from these guidelines with respect to construction details, color or surface area, along with a drawing of the proposed modification, the Design Review Committee shall duly consider the request and evaluate it against the desire of the individual and the good of the group.

Please note that approval of the Board of Directors is required BEFORE any exterior modifications may begin and that approval will be based on documentation submitted to the Board that is in keeping with the above considerations.

Unit owners are encouraged to look at existing decks at Indian Creek for examples of suitable railings and deck elevations, and to try to match those conditions when possible.

This policy is written in consideration of the By-Laws, Article IX,2.D, which indicates "No structural alteration, construction, addition or demolition of any townhouse or the common areas shall be commenced or conducted, without the prior written approval of the Board of Directors."