

**Golden Orchards Homeowners Association**  
**Deck Maintenance/Repair/Replacement Policy**  
**(Effective January 1, 2018)**

1. Decks are "limited common elements" under the provisions of the condo policy documents.

"Ordinary maintenance and repair of any limited common elements shall be the responsibility of the owner of the unit to which such limited common element is appurtenant. Structural repairs and/or replacements of such limited common elements shall be the responsibility of the Association, the cost to be charged as a general common expense." (Declaration of Condominium - pg. 10)

2. Prior to beginning any deck maintenance/repairs or deck replacement, Owner must submit the plans or proposals of the work to be performed to the Board for review and approval. (This includes staining projects.)
3. The Board may require that any work performed without Board approval be corrected at Owner's expense.

**HOA Responsibilities**

4. The Association is responsible for the repairs and replacement of the following portions of the deck when the deck has reached the end of its lifetime or when the repairs and replacement are deemed structurally necessary:
  - 4x4 support posts and concrete footers
  - floor joists and framing underneath
  - structural aspect of stairs (stringers) and railing
  - attachment to the unit

In cases where the Association is responsible for structural repairs and the Owner wishes to make other repairs or upgrades at the same time, the contractor must separate the pricing for the structural work/materials for the Association to pay, and the Owner will be responsible for the balance.

The Board will hire its property management company to evaluate the deck and determine ordinary maintenance from structural repairs if the distinction is not obvious.

When it is determined by the Board and the property management company that the deck and structural portion of the deck have reached the end of its lifetime, the deck and structural portion of the deck will be replaced, and costs associated with replacement will be borne by the HOA. Presently, the projected lifetime of the decks is 2032.

**Deck Maintenance/Repairs - Owner Responsibilities**

5. The Owner is responsible for ordinary maintenance and repair to decks, including:
  - floor boards and stair treads
  - trim boards, handrails and spindles of the railings
  - nail pops and splinters
  - staining and sealing - (painting is not permitted)

**Before performing any deck maintenance or repairs (including staining), the Owner must submit a detailed proposal to the Board for review and approval. The proposal must include:**

- drawings indicating the sections of the deck to be repaired (reasonable hand drawings are acceptable)
- a sample of the deck material that shows the type, brand and color of material to be installed (material must be comparable to current wood or existing material)
- the brand and color of stain (preferred stain brands/colors are *Behr Premium/Transparent Antique Oak and Wolman's Raincoat One Coat/Transparent Natural Hickory*)
- the name of the licensed contractor who will perform the work

#### **Deck Replacement - Owner Responsibilities**

6. **Before** beginning a deck replacement project, Owner must submit a detailed proposal to the Board for review and approval. The proposal must include:
  - detailed contractor or architect drawings of the floor plan and proposed construction; hand sketches are not acceptable
  - a sample of the deck material that shows the type, brand and color of material to be installed
  - the brand and color of stain (if applicable); paint is not permitted. (*Preferred stain brands/colors are Behr Premium/Transparent Antique Oak and Wolman's Raincoat One Coat/Transparent Natural Hickory*)
  - separate pricing for structural aspects that are responsibility of the HOA
  - name of the licensed contractor who will perform the work
7. Owner is responsible for the costs of all labor and materials, and costs of construction, except those related to the structural aspects.
8. Failure to obtain Board approval may result in fines being levied and may require the deck to be rebuilt to meet the requirements of the HOA deck policy.

#### **Deck Replacement - Style of Deck**

9. Below are requirements and guidelines to consider when replacing your deck before the determined end of its lifetime (see 4 above):
  - The deck may not be any larger than the existing deck.
  - The style of the deck and railings must be designed and constructed to match the existing decks in the community. (Any variation must have prior approval by the Board.)
  - Decks may be constructed of either wood or composite decking.
    - Wood: If installing a wood deck, pressure-treated wood must be used for all deck surfaces.
    - Composite: If composite decking is proposed, a sample of the product and color must be submitted to the Board for review and approval. (*Trex, Azek and TimberTech are preferred brands.*)
  - Vinyl materials are not permitted.
  - The brand and color sample of the proposed stain color must be submitted to the Board for review and approval. (*Preferred stain brands/colors are Behr Premium/Transparent Antique Oak and Wolman's Raincoat One Coat/Transparent Natural Hickory*)
  - Painting a deck is not permitted; only stains will be considered for approval.

- The old portion of the deck, stairs and railing (if not replaced) must be refinished or re-stained to match the new portion of the deck for a visually unified appearance.

#### **Deck Replacement/Contractor Requirements**

10. The HOA is responsible for costs associated with replacement of the structural support portion of the deck only if deemed necessary. Therefore, the contractor must submit separately the drawings and cost proposals for the *structural* support.
  - Free-standing concrete block post bases are not permitted. Deck support posts should be 4x4 wood posts fastened to the top of in-ground concrete footings.
  - Main deck support beams must be pressure treated lumber. No wood beams, posts or deck boards shall be in direct contact with the ground; all wood must be elevated and isolated from the ground by the concrete footings so as to avoid termites and rotting.
  - Owner shall verify that the contractor has complied with the requirements before final payment is made to the contractor. The HOA will require that any non-compliance of the structural construction be corrected at Owner's expense.

#### **Submitting Proposals**

11. Proposals for maintenance/repairs and replacements must be submitted to the Board for approval.

#### **Board Review & Approval**

12. The Board will review proposals as quickly as possible and will inform you if additional information or changes are required for approval. Time required for approval will be dependent on the clarity of the proposal and how well the proposal meets the requirements outlined here. A representative of the Board may request to meet with the Owner on-site before construction in order to resolve any specific concerns.

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The Board appreciates your cooperation in following the Deck Maintenance/Repair/Replacement Policy. Please contact the Board if you have questions about the deck policy of our HOA.