

## **Deck Considerations and Guidelines**

- >There are two scenarios in the neighborhood: Composite/wood decks and concrete patios.
- >All decks and patios are only in the rear of the property.
- > The assumption with the decks is the resident will either make repairs or will replace the existing deck in its current configuration. No new decks or patios are normally permitted except as noted below for patios. The resident is responsible for the maintenance of the decks and stairs.
- >Decks don't extend beyond the width/sides of the rear of the house or to the edge of existing, finished landscaping.
- >Decks of houses on a street typically remain in alignment as you view the rear of the houses.
- >The siding of the house and the deck should not come in contact with each other for moisture drainage and to prevent water or material rot of the siding. The siding should be above the surface of the deck material with "Z" flashing and spacing between the house and the deck framing and flooring. The deck should allow for proper drainage away from the house.
- >Covered and/or walled in decks are not allowed.
- >In some instances, a resident may want to place a low deck over a ground level patio. The resident typically matches the footprint of the deck with the patio. The level of the deck closely matches the threshold of the egress from the rear of the property.
- >The underneath of the deck needs to be finished. The typical methodology is to use a weed barrier topped with gravel or decorative rock. If a planting area is adjacent to the deck or patio, it should be no more than 3-5 around deck or villa foundation. The HOA does not maintain underneath area under the deck and resident planting areas. The resident should provide for proper drainage and not interfere with yard mowing.
- >A resident may want to extend an existing deck by either width or length. A detailed set of plans will need to be prepared and reviewed by ARC Committee for approval. Consideration should be given to the guidelines above with regards to width and alignment with adjoining properties.
- >Planting areas should not interfere with yard mowing and should have proper drainage and account for roof drainage. The HOA is not responsible for resident drainage except in certain established areas created by developer. Drainage should not be directed toward adjacent properties or extend past the resident planting areas, deck or patios unless underground. It should not interfere with mowing.
- >Deck construction should be in compliance with local building codes and standards.

