

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

POLICY NUMBER: MRC008 A
**POLICY TITLE: PORCH AND DECK MAINTENANCE
OR REPLACEMENT***
POLICY ADOPTED: MAY 8, 2000
POLICY REVIEWED: JANUARY, 9, 2020
POLICY REVISED: JANUARY 20, 2020

POLICY STATEMENT:

1. Decks and screened porches, including those of a composite material, must be maintained periodically by the co-owner in order for their appearance to comply with applicable community standards. The Association reserves the right to determine when the condition of a porch or deck requires maintenance.
2. The exterior of screened porches, unless covered with vinyl, must be maintained by painting, which must match the trim color of the unit. [Cross reference – See policy number MRC012.]
3. Decks, steps and posts must be maintained by using a transparent, semi-transparent (sometimes called a toner) or a solid stain that must result in a darker cedar tone finish. All other colors/tones such as redwoods, oranges, grays, blacks, reds, whites, and blues are NOT permitted. If there is a question regarding color, contact the Management Company for approval.
4. Products such as Behr (Deckover), Olympic (Rescue It) and Rust-oleum (Deck Restore) are NOT permitted.
5. Depending on preparation and the weathered condition of the porch, deck, steps and posts, transparent, semi-transparent, or solid stains will each produce a distinct and unique tone, which may or may not result in the expected finish.
6. With prior approval, composite materials may be used when replacing an entire deck. The co-owner must submit a sample of the composite material (color must be a darker cedar tone), the deck design, and specifications to the Management Company for Board approval.
 - All railings must be contemporary in style and match the composite deck color as close as possible.
 - Deck footprint must be identical to the original deck, and deck design must match the design of the original deck as closely as is reasonably possible.

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7. The obligations under this policy shall run with the unit and shall be binding upon any successors or assigns of the unit.

***NOTE: If a composite material is being used, co-owners must submit a MODIFICATION REQUEST FORM and a SAMPLE OF COMPOSITE MATERIAL to the Management Company. APPROVAL must be obtained PRIOR to having this work started.**