



Architectural Standard

Standard for Patio and Deck Maintenance

Scope: To establish guidelines for homeowners and contractors for the maintenance of patios and or decks. Per the Declaration, Article IX, Section 9.2 it is the responsibility of the unit owner to maintain all decks or patios associated with the individual condo units located within The Preserve Association.

Standard: When the unit owner determines that maintenance is needed, if the work is a replacement in kind, or a repair that does not change the appearance of the deck or patio from the original construction the unit owner may proceed after notifying the property manager of the work to be done via a phone call. This would include staining or simple replacement of deteriorated components.

If any modification to the original design of the deck or patio is desired, the unit owner must submit in writing, a detailed request via an improvement application to the property management company. After review of such document by the Board of Directors, work may be performed once approval is granted. Failure to obtain approval may result in the work being removed and or re-done.

Composite materials may be used in deck maintenance as an alternative to natural wood treated lumber. When re-finishing of a deck is required, the natural tones of the original deck stains should be used. No bright colors shall be permitted such as reds, greens, or pastels.

Due to insurance and safety concerns, decks and patios must comply with all existing building codes. Horizontal balusters or railings on decks are not acceptable.

Example requiring approval: Original deck is 12'X20", proposed deck is 14'X22'. Example not requiring approval: Original balusters are 1.5" square, proposed balusters are turned spindles.

Responsibility: In all applications, the homeowner is responsible to abide by these standards when maintaining decks or patios. If the unit is sold after installation, the new homeowner assumes the same responsibility.

Effective Date: 6/15/21