

UPDATE ON DECKS

Current policy:

Until the Declaration and Bylaws are amended, decks are considered common elements. Many of these decks were constructed when the units were built. Some were added by owners with permission from the Board of Directors. Resolution No. 1 specifies how these two types of decks are treated for the purpose of replacement and repair. Units that were part of original construction are replaced, repaired and maintained by the Association. Decks built by owners are owners' responsibility. This will be the status quo until the documents are approved.

This year the Association paid for power washing of all decks but did not pay to have stain applied. If owners wanted to have their decks stained this year they had to do it themselves. The Board chose two colors of stain and purchased 5 gallons of each for those who wanted to use them. Other owners chose to use colors outside those chosen by the Board and it was determined that until we have a community wide agreement on what the colors should be owners can choose a color that they want if they are willing to pay for it.

NOTE: There will always be a limit of two or three colors that the Association will pay for because of the complications of purchasing many colors and storing them and keeping track of what goes where. Additionally, it will be more economical to purchase large quantities of several colors rather than small quantities of many colors.

Finally, it is Board policy that replacement or new construction of decks must be in composite material such as TREX or other name brands. The Association will choose several colors of this material as well. The Board will either add these color choices to the agenda at the annual meeting or will call a special meeting for the purpose of choosing colors of stain and TREX.

Treatment of decks in the amended documents:

Under the new Declaration, decks will be Limited Common Elements. A limited common element is a common element for the exclusive use of the unit to which it attaches or adjoins. Decks, walkways, driveways will all be limited common elements if the Amended Declaration is approved.

Under the Amended Bylaws, the responsibility for maintenance of limited common elements (including decks) will become the responsibility of the Association.