

Springbrook Hill Owners Association

Deck and Front Entrance Maintenance and Modifications

Date of Adoption: June 24, 2022 ver. 2

Decks and railings on all units, front entrance decks and railings on Duplex units, and front entrance privacy walls and cement slabs on Townhouses are covered by this policy. The repair and maintenance of these items is the fiscal and organizational responsibility of the unit owner. The expectation of the association is that all items will be maintained in a clean, uncluttered, finished state, with all units having a uniform appearance.

All work must satisfy local, state, and federal codes.

Decks are those accessible through the unit's patio door. For these decks the existing fir railing must be matched in structure, materials, and appearance. "Natural, Transparent, Semi-Transparent, Clear/Cedar" Stain may be used for touch ups as needed. Approved stain is available locally for purchase.

The decking can be the existing mahogany, or a wider dark composite closely matching the stain color. Any composite choice must be approved by management.

Duplex front entrance railings must maintain the existing structure, materials, and appearance. The decking is stained mahogany. The railing is stained fir. The approved stain is locally available. Replacement decking can be the existing mahogany or a dark composite up to 6" wide that closely approximates the stain color. Any composite choice must be approved by management.

Duplex decks can be expanded per the Springbrook Rules and Regulations, Section B / "Restrictions on Use" / Item 12 "Duplex Deck Expansion"

Townhouse front entrance privacy walls and the cement slab floor must be maintained as they exist, with the exception of changing the lattice to PVC with a similar square size.

Garden Units may install a swinging gate in the deck railing as described in the Springbrook Rules and Regulations, Section B / "Restrictions on Use" / Item 13

Changes made before the implementation of this policy may be maintained.

Any modifications not listed in this policy must be approved by management before implementation.