



ARCHITECTURAL CONTROL COMMITTEE
REQUIREMENTS FOR INSTALLATION OF PATIO WOOD OR PLASTIC DECKS
FORM: REV. ACC-09-A-06-02-04-W

ATTENTION RESIDENT!

MAKE SURE YOUR CONTRACTOR GETS A COPY AND FOLLOWS THESE REQUIREMENTS.
MAKE SURE YOUR CONTRACT WITH YOUR CONTRACTOR STIPULATES THAT THEIR
PAYMENT IS CONTINGENT UPON FOLLOWING THESE REQUIREMENTS!

- 1) Resident must furnish A.C.C. with the following items:
 - a) Name, address, and phone number of contractor.
 - b) Accurate line drawing with all dimensions indicating existing fence and proposed extensions. Solid lines to indicate existing structures, dotted lines to indicate proposed work. It is recommended that the contractor supply this diagram with the homeowner's approval. Obtaining a permit does not wave the need for Committee approval. The Committee will not knowingly approve a project that is in violation of building or zoning codes.
- 2) The guidelines for the construction of patio wood decks are as follows:
 - a) Patio decks will be constructed out of treated or plastic lumber only.
 - b) All fasteners to construct patio deck, whether screws or nails, will be made of galvanized steel.
 - c) All joists must be 2"x3" or larger. Clearance between joists is to be no larger than 16" o. c. (on center) . These joists are to be installed perpendicular to the front of the structure.
 - d) Surface boards are to be at least 5/8" thick and 3 3/4" wide. These boards are to be attached to the joists using either galvanized decking screws or galvanized nails. These boards are to have 1 1/2" spacing between boards.
 - e) Decks are to be installed in such a way as to have a 1/8" of pitch per foot flowing away from the structure.
 - f) If the wood deck is to be installed over water shut off; an access panel must be installed in the surface of the deck. The access panel must be at least 18" square and hinged on one side with galvanized hinges.

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- g) The deck can in no way be affixed or attached to the structure or clearance the fences. A minimum of one inch from the fence line and one inch from the structure must be kept.
- h) There must also be a minimum clearance of 1 ½" from the top of the surface boards to the bottom of any doorsills.
- 3) Upon completion of the patio deck, the responsibility for the maintenance and upkeep of the patio deck, shall remain the sole responsibility of the homeowner. All repairs and upkeep of the patio deck shall be at the homeowner's expense.
- 4) Responsibility for the maintenance and upkeep of these patio decks will transfer to the new owners upon sale of the unit. It is the responsibility of the present homeowner to inform the new homeowner's of this prior to the sale of their home.
- 5) Any cost incurred by the Board of Managers due to the removal of all or part of the patio deck for emergency repairs and /or failure of the homeowner to keep the patio deck maintained in good condition, shall be at the homeowner's expense and will be billed to that homeowner.
- 6) Homeowner is responsible for all water intrusion and all subsequent damages caused solely or in part by the construction of the patio deck including but not limited to water entrapment under the deck.
- 7) A security deposit of six hundred dollars (\$600.00) must be deposited with the Architectural Control Committee before work on the patio deck begins. Make checks payable to Blue Ridge Condo I or II. This security deposit will be returned to the homeowner upon satisfactory completion and final inspection of the proposed patio deck.
- 8) The Committee's approval of an application for said work would become null and void if the work has not begun within sixty days and the job must be completed within ninety days after written receipt of approval. If the work is not completed within this time frame, a new application must be submitted and approval will again be required.

I have read the above rules and restrictions and requirements regarding patio decks and I agree to be bound by them.

I have read the above rules and I fully understand and acknowledge that if I do not fully comply with the above specifications that I will forfeit my entire security bond in the amount of \$600.00.

Signature

Signature

Address

Date