



Country Village Townhouse Association

Deck Standards Resolution

I. Introduction

The Country Village Townhouse Association Deck Standards were developed in order to provide a uniform and consistent guidance to property owners when considering a variety of different options to refurbish, rebuild or upgrade their decks. The adoption of these deck standards will assist in maintaining a cohesive and positive appearance to our community.

II. Paints and Stains

Paint or stain can be used on a deck to color and/or preserve the wood. The paint or stain brand you choose must be approved for exterior decks from the manufacturer. It is recommended the homeowner should research their options before choosing a paint or stain because there are many considerations regarding maintenance, preservation and appearance.

The process for painting or stain your deck, regardless if it is a refresh of your current color or a new color, will be done through the submission of an Exterior Change Request Form (ECR). The form must list the manufacturer of the paint or stain, the finish type (i.e., flat, glossy, satin, etc.), color, color code and a picture of the color. It would be helpful to provide the web address/link.

If you are clear coating or waterproofing your unfinished deck with a non-tinted product (completely clear), an ECR is not required.

III. Acceptable Colors

The Board of Directors along with the Architectural and Landscaping Standard Committee understand the need for homeowners to have some flexibility when choosing a color for decking materials, railings, paints and stains for their deck. We also have the responsibility to maintain the esthetics of the community. Therefore we have established the following guidelines to be followed when choosing a color for your next deck project. Please keep in mind the following is not intended to be an exhaustive list of possibilities but a guide. All submissions will be reviewed by the board and acceptance will be at their discretion.

Acceptable Color Ranges:

- Browns
- Tans
- Beige
- Grey
- Natural Wood Tones
- Redwood
- White



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Deck Standards Resolution

The following colors will **NOT** be considered acceptable nor will any variation of these colors:

- Colors of the Spectrum: Red, Orange, Yellow, Green, Blue, Indigo, Violet.
- Black

IV. Decking Materials

The following are acceptable materials for decking:

- Wood (Pressure Treated)
 - Composite
 - PVC
- Structural components are required to be pressure treated lumber.
 - Decking colors must comply with the acceptable color ranges (see above)
 - An ECR is required for all decking replacements.

V. Railings

Materials:

- Pressure treated wood
- Vinyl/PVC
- Composite
- Railing colors must comply with the acceptable color ranges (see above)

Style:

- Single Top Rail
 - Railings Cap (wood only)
 - Single Bottom Rail
 - Square Balusters and Square Posts.
- An ECR is required for all railing replacements.

VI. Deck Modifications

The board understands that situations may arise where it may be necessary to expand one's above ground deck, add stairs or add an at grade deck. We are also aware that each unit may have its own uniqueness when it comes to how that expansion or new addition can be accomplished. Therefore standards will not be documented for such work and each ECR will be reviewed on a case by case basis. The board will consider many factors when making a determination, including the proximity of neighboring decks and privacy.



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Deck Standards Resolution

VII. Awnings and Privacy Barriers

Awnings:

The only awnings that are approved for use on decks are retractable awnings.

Privacy Barriers:

The only type of privacy barriers approved for decks are temporary standalone barriers. The maximum height is 6' (72"). The barriers cannot be permanently attached to the deck nor can the barriers completely enclose a deck. The intended use of a barrier is for seeking some temporary privacy on an as needed basis from side units/neighbors. Railing screen are not approved.

VIII. Conclusion

The Country Village Townhouse Association Board of Directors reserves all rights to thoroughly review each Exterior Change Request based on its ability to impact the appearance and property value of the individual's property and the community as a whole.

It is the sole responsibility of the homeowner to acquire all of the necessary permits/certifications to perform the work set forth in this document.

Country Village Board of Directors
August 2023