

# Elk Run Phase IV Homeowners Association

## Policy and Request Procedures Deck Extensions, Customization, and Maintenance

**These procedures supersede any and all prior versions.** All deck extensions and customization projects must contain the information below in a formal written agreement between the homeowner and the HOA. Requests must be made at least 30 days before work can begin.

- Detailed materials list
- Detailed plan with project schematic drawings showing location and dimensions. This does not have to be professionally done.
- Start and completion dates. Projects not completed within the agreed time frame are subject to a \$10.00 per day fine. Extensions will be considered with a written request to the Board.
- All major surfaces (siding, window trim, decks, stair railings, steps) must be the Elk Run color used by Phase 4 HOA. Contact a Board member for color codes and brands allowed. All changes must adhere to existing exterior architectural style and applicable codes.

The following are homeowner responsibility:

- Relocation or additions of lawn sprinkler heads must have Board approval & work is to be done by the HOA's grounds contractor.
- All maintenance of new deck
- Additional grounds work around the deck (planting beds, edging, mulch or tree planting) with Board approval.

The homeowner agrees to:

- Mandatory painting of all new additions and customizations to current painting standards as part of the proposed project.

Wood replacement:

During a normal building paint and maintenance cycle, which is approximately 5 years, the HOA will paint the standard type of deck rails and wood steps at no cost to the homeowner.

Standard Rail Types:

- Single sided open: 2x6, 8 or 10; boards running horizontal attach to outside of structural 4x4
- Double sided open: 2x6, 8 or 10; boards running horizontal attached to outside of structural 4x4
- Closed half wall: siding on outside

Standard Rail Lengths:

- With sunroom: 28 linear feet
- Without sunroom: 39 linear feet

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Homeowners with custom or extended deck rails, trellis or lattice additions and gates are responsible for cost of any necessary paint, maintenance or repair.

The HOA contracts all maintenance and painting and bill the homeowner directly for any work done outside the contracted normal schedules. Repairs are billed at an hourly rate plus materials. The cost is unknown until after inspection. The paint contractor determines if boards need to be replaced since the contractor guarantees the paint not to fail on vertical surfaces between building paint cycles.

The HOA is NOT responsible for maintenance on:

- Deck flooring
- Waterproofing under the deck surface
- Trellis and lattice additions
- Gates
- Steps (wood or concrete) and handrails. The HOA will paint them during a scheduled paint cycle