

# SCHEDULE “D”

## CONDITIONS TO DECK APPROVALS

Unless otherwise provided *specifically and in writing*, all Deck approvals are subject to the following conditions:

1. No deck may be erected closer to any street than the platted building set-back line relative to such street. Corner lots typically have setbacks from BOTH streets.
2. Decks that are erected one foot (1') or more above grade must incorporate skirting or landscaping to obscure the view to the underside of such deck from adjacent properties and/or streets. Skirting must be of the same material and color as the deck; landscaping must be approved by the Design Review Board and achieve a minimum of eighty percent (80%) opacity at the time of planting. Landscaping must be maintained and/or replaced as necessary to meet the foregoing screening requirement from year-to-year as a condition to the continuing effectiveness of any deck approval. If a deck is erected more than seven feet (7') above grade, the foregoing skirting requirement shall not apply, rather, the area under the deck must be finished with grass, other approved landscaping, or with an approved impervious surface material approved by the Design Review Board.
3. To avoid weathering and ‘graying’ of the wood, all exposed wood on decks (including structural wood on a deck using composite or other similar planking materials) are required to be treated with a clear-coat water repellent (such as “Thompson’s”), stained a natural wood color, or painted to match the primary or trim color of the home on the lot. Colors other than natural wood require Design Review Board approval. The requirements of this subpart DO NOT APPLY in communities which require a specific color, or which require that wood decks not be treated or stained.
4. The underside of a deck may not be used for storage purposes.
5. Decks must be erected so as to provide a clean, professionally-installed appearance; and all deck approvals are conditioned upon the duty of the property owner at all times to maintain the condition and appearance of the deck in good condition, including replacement of damaged, broken or missing parts thereof, and painting/staining as appropriate from time-to-time. The ‘standard’ for deck maintenance and appearance is the general appearance of other decks and improvements within the same subdivision.