

The Village Condominium Association

Patios and Decks

Use these specifications in conjunction with the document *Structural Modifications: General Requirements*.

Construction

- As allowed by the Master Deed, the Board of Managers will favorably consider a plan for a patio or deck that fits the existing space and does not require the relocation or removal of any of the following: walkways, lanterns, electrical fixtures or lines, air conditioning units, downspouts, spigots, plantings or trees/shrubs. The Master Deed excludes certain units from the right to have patios or decks.
- The well-being of other unit owners will be taken into consideration.
- All work must be completed within fifteen (15) working days.
- Color: woodwork must be stained with Village-approved stain. Patio stain may be purchased through the office at cost.
- Size: 10' x 12' with walls 6' high from the patio or deck floor.
- Sliding doors are to be no higher than rear exit doors and all brickwork around sliders must be kept in good condition and conform to established Village standards.
- Raised patios and decks must be supported with concrete piers that are 6" on center 3' below grade and 12" x 12" in cross section.
- Floor frames: 2" x 8" box construction fastened to concrete with lag bolts embedded in the piers.
- Floor materials: redwood fir or pressure treated pine.
- Cross stringers: 16" on center and hung with galvanized hangers.
- Side framing: 2" x 4" framing secured firmly to the floor and building.
- Side material: 1" x 5" pressure treated material offset front and back.
- Top rail of walls: 2" x 4" pressure treated wood with mitered corners held together with nails or screws.
- Gates and/or door frames on outside patio or deck fences shall be made of slated material, similar wood product as the rest of walls and must be equipped with a lock.
- Wrought iron railings are to be maintained as elsewhere in the Village.
- A gate must be installed for access to any air conditioning unit existing under the deck.
- Any patio or deck erected next to an existing patio or deck must allow for 2' of space between them to provide for painting, downspouts and maintenance.
- The Board of Managers or its agent has the right to inspect during construction and has the authority to stop construction for violations of our Master Deed, Bylaws, Rules and Regulations or for sub-standard construction until violations are corrected or a hearing is held before the Board of Managers.

- All debris must be removed by the contractor. Use of the dumpsters is prohibited.
- The contractor must arrange for any necessary permits.

Maintenance

- The unit owner is responsible for all upkeep of the patio or deck.
- Yearly inspections are conducted on behalf of the Board of Managers to ensure patios and decks are maintained properly.
- Any patio or deck not maintained by the owner will be repaired by authorization of the Board of Managers after a thirty-day notice is given to the patio or deck owner; such repairs will be billed to the owner. The owner may be subject to additional fines.
- All patios and decks must be stained at least once every three years or as necessary. The exterior must conform to Village color standards.
- Brickwork which was cut during installment of sliding glass doors will continue to be the responsibility of the unit owner.
- A patio or deck may not be used as a storage area.

Last updated: December 2021