

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

POLICY NUMBER: MRC008 A
POLICY TITLE: PORCH AND DECK MAINTENANCE
OR REPLACEMENT*
POLICY ADOPTED: 5/8/2000
POLICY REVIEWED: 1/9/2022;6/23/ 2021; 11/1/2022
POLICY REVISED: 7/14/ 2021

POLICY STATEMENT:

1. Decks and screened porches, including those of a composite material, must be maintained periodically by the co-owner in order for their appearance to comply with applicable community standards. The Association reserves the right to determine when the condition of a porch or deck requires maintenance.
2. The exterior of screened porches, unless covered with vinyl, must be maintained by painting, which must match the trim color of the unit. [Cross reference – See policy number MRC012.]
3. Decks, steps and posts must be maintained by using a transparent, semi-transparent (sometimes called a toner) or a solid stain that must result in a darker cedar tone finish. All other colors/tones such as redwoods, oranges, grays, blacks, reds, whites, and blues are NOT permitted. If there is a question regarding color, contact the Management Company for approval.
4. Products such as Behr (Deckover), Olympic (Rescue It) and Rust-oleum (Deck Restore) are NOT permitted.
5. Depending on preparation and the weathered condition of the porch, deck, steps and posts, transparent, semi-transparent, or solid stains will each produce a distinct and unique tone, which may or may not result in the expected finish.
6. With prior approval, composite materials may be used when replacing deck components or an entire deck. (See policy MRC008C for detailed composite deck requirements.) The co-owner must submit a sample of the composite material (color must be a darker cedar tone), the deck design, and specifications to the Management Company for Board approval.
 - All railings must be contemporary in style and match the composite deck color as close as possible.
 - Deck footprint must be identical to the original deck, and deck design must match the design of the original deck as closely as is reasonably possible.
7. **The obligations under this policy shall run with the unit and shall be binding upon any successors or assigns of the unit.**

***NOTE: If a composite material is being used, co-owners must submit a MODIFICATION REQUEST FORM and a SAMPLE OF COMPOSITE MATERIAL to the Management Company. APPROVAL must be obtained PRIOR to work starts.**

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

POLICY NUMBER: MRC008 B
POLICY TITLE: STONE STEPS OFF ENCLOSED PORCH
POLICY ADOPTED: 11/21/2016
POLICY REVIEWED: 6/23/2021; 11/1/2022
POLICY REVISED: 7/16/2021

Co-owners may replace the wooden step(s) off an enclosed ranch porch with a stone step(s) that meets the City code and is compliant with design/construction guidelines. Reference the design features and the design layout sheet labeled illustrations for MRC Policies 029A and 029B.

1. The stone step(s) shall be 4 feet wide and 12 inches step tread to grade level.
2. The step height (rise) cannot exceed 7.5 inches.

See Illustration.

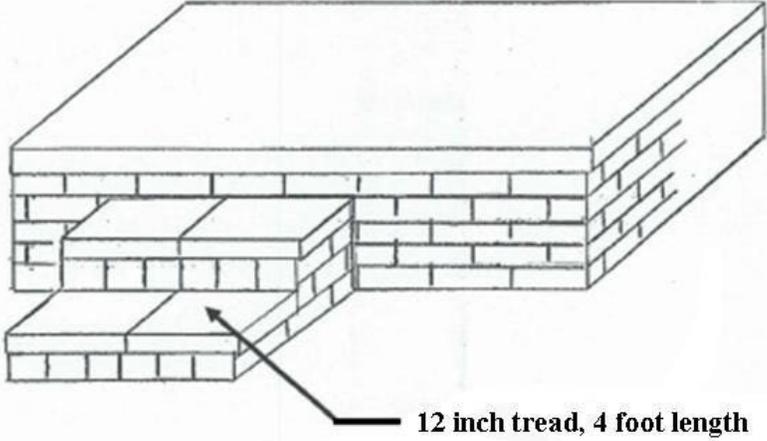
The Co-owner shall also comply with the following requirements:

1. A detailed drawing shall be submitted with the modification request.
2. The stone step shall be professionally installed by a licensed and ensured contractor. Owner may want to use an ICPI (International Concrete Paver Institute) certified contractor.
3. The co-owner shall provide the contractor with a copy of this policy and the drawings specific to their unit.
4. Deviations from the design/construction guidelines require board approval.
5. The co-owner is responsible for the wooden step removal and any repairs resulting from that removal.
6. The co-owner is responsible for step maintenance.
7. Sprinkler heads that interfere with the step construction shall be moved at the coowner's expense and approved by the irrigation committee.
8. The obligations under this policy shall run with the unit and shall be binding upon any successors or assigns of the unit. The co-owner shall pay the cost of recording a copy of the Modification and Alteration Agreement.

NOTE: Co-owners must submit a MODIFICATION REQUEST FORM, a MODIFICATION AND ALTERATION AGREEMENT, and DETAILED DRAWINGS to the Management Company. APPROVAL must be obtained PRIOR to having this work started.

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

Option One: Enclosed Porch Steps



Option Two: Enclosed Porch Step

