

# Farmbrooke Condominium Association

## Deck Specifications

The following requirements must be adhered to.

1. All requests for decks and patios must be submitted to the management company for review prior to construction. They must be accompanied by a detail drawing noting the exact dimensions of the proposed deck in relation to the existing building.
2. All wood decks must be either wolmanized or cedar. This includes all wood materials used in the construction of the deck. Foundation posts must be wolmanized.
3. All railings must be thirty six (36") from the deck floor to the top of the rail.
4. All wood surfaces must be treated with a sealant to prevent deterioration and weathering. Only clear sealant or light cedar toner stains are permitted. Painting or opaque staining is not permitted.
5. The ground under all decks and stairways must be covered with black 6 mil visquine and then covered with 1 1/2" of pea gravel to prevent weed and grass growth.
6. Under no circumstances will any deck protrude more than fifteen (15') feet from the existing brick wall.
7. It is the co-owners responsibility to guarantee the Association that any contractors hired, have both workmen's compensation and general liability insurance.
8. All sprinkler heads and lines that require moving as a result of deck construction will be the responsibility of the co-owner.
9. Any damage caused to the common elements (I.E. landscaping, lawn, sprinkler lines, heads and wiring) will be the responsibility of the co-owner.
10. You must call "Miss Dig" before any digging is done.
11. Building permits must be secured from the Township prior to construction.

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