

# MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

**POLICY NUMBER: MRC 008B**  
**POLICY TITLE: DECK OR PORCH LANDING REPLACEMENT**  
**POLICY ADOPTED: 5/2021**  
**POLICY REVIEWED: 8/2022**  
**POLICY REVISED: 8/24/22; 6/19/23; 01/24/2025**

The purpose of this policy is to retain the consistency, compatibility and look of the MRCV existing and new decks or porch landings while maintaining the viability of MRCV with the current life styles of the City of Rochester.

This policy identifies the requirements for replacing decks or porch landings with a composite material. Style, design, and color choices have been limited to maintain consistency between composite decks/porch landings and existing wood decks/porch landings.

**NOTE:** Original wood decks or porch landings may be completely replaced with wood, and **MUST** be identical in all aspects to the existing original structure including: constructed with wood per original, have flat “cocktail-style” top and hand rails (NO post caps are allowed), and be stained a medium-brown color. Requirements 1-6 and 8-10 below pertain to wood deck replacement as well as composite.

## **POLICY STATEMENT:**

Composite material decks or porch landings 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.** (See MRC008A regarding maintenance)

### **Composite Replacement-**

1. If a deck, railings, stairs and substructure (if required), or porch landing are being completely replaced, a Permit is required from the City of Rochester. A copy of the approved permit at closeout must be provided to AMI on project completion.

NOTE: Per MRC008A 3. A.1 & 2 Only existing deck floors, porch-landing floors or portions of stair treads and railings may be replaced with existing material without a Permit from the city. Work must be performed by a licensed and bonded contractor.

2. Replacement deck floors, porch landing, and stairway dimensions must be identical to the original and maintain their existing footprint. (Ref. Illustration #2 in this policy.)

4. Deck surface may be laid in a straight pattern parallel to the living room door wall or a 45° diagonal pattern from the door wall. (Ref. Illustration #1 in this policy.)

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5. The entire deck surface must be the same color. Floor patterns are NOT permitted, other than those described in number 4. above.
  6. Deck or Porch Landing / Stair Color - Color should all be in the medium-brown range and will be subject to board approval. No orange, beige, gray, white, blue, etc.
  7. **Railings, Posts, Spindles & Caps**- Railings, posts, spindles and caps must be a metal system (Westbury® Aluminum Tuscany Series or similar system). All components must be the same color — black, brown or bronze.
    - A. **Posts** - may be 3 or 4-inches square
    - B. **Spindles** - should measure approximately 1-inch square with a straight profile
    - C. **Railings** - normal, low-profile handrail
    - D. **Post Caps** - **must be low-profile**, smallest possible and located in the following locations:
      - Deck Caps** - one cap on posts either side of the two oblique deck angles (4 caps), one cap on posts either side of the of the stairs or step-down landing to stairs (2 caps). Total of 6 caps. No caps are allowed at the railing ends adjacent to the building. **SEE Illustration #3**
      - Stair Caps** - one cap on posts either side of the stair bottom (2 caps). Additional caps may be required along the staircase depending on the number of steps and posts required to support the railing system. **SEE Illustration #3**
      - Step-down Landing Caps** - one cap at the outer corner post of the step-down landing, one on posts either side of the step down from the deck or porch door, and one on posts either side of the stairs leading down from the landing (4 caps). **SEE Illustration #3**
  8. **Fascia** - Fascia material must match deck color and have a max depth of 12 inches.
  9. Boring holes through the foundation or brick is not permitted.
  10. Any building or Common Area damage incurred during deck removal and reconstruction must be repaired at the co-owner's expense. (MRCV Association is not responsible for future basement water leaks caused by improper brick and mortar repair.)
- An MRCV Modification Request form must be submitted AND APPROVED before beginning work.**

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**The Modification Request Form MUST include the following:**

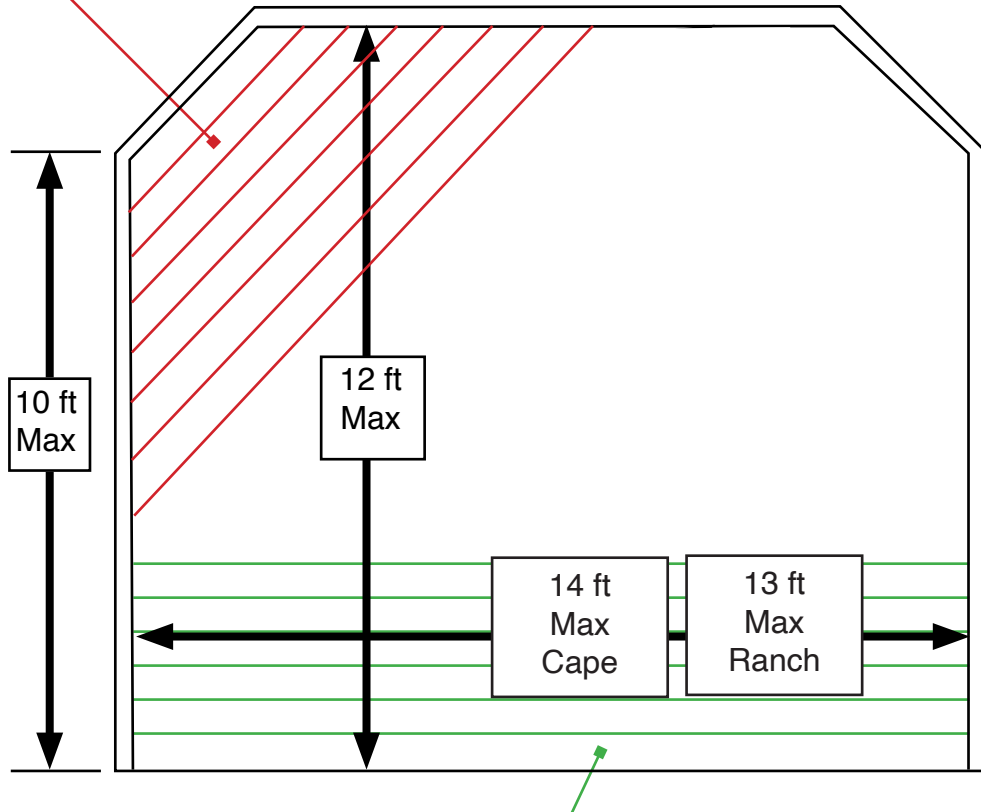
1. Completely filled out, signed and date MRC Modification Request Form
  - Check both "Exterior Appearance" and "Structural" under "Requested Modification."
  - Filled in the MRC Policy Number that applies (MRC 008B)
  - Provide a detailed description of of deck type, railing system, manufacturer and/or brand and builders name and phone.
  - Include a picture of the current deck to be replaced.
  - Sign and date.
2. Attach the following materials to the completed Modification Request Form:
3. Illustration #1 - indicate whether the deck or porch landing will be designed as shown with a 45° diagonal deck pattern or a parallel pattern. If using a parallel pattern, it **MUST** run parallel to the living room door wall. Initial sheet after indicating deck or porch landing pattern.
4. Illustration #2 - place a check mark next to the deck or porch landing plan that matches your existing deck or porch landing that contractor will be replicating. Place a check mark next to your specific Cape or Ranch deck plan or porch landing plan, indicate the number to stairs in the space provided, and initial.  
NOTE: Dimensions in Illustration #2 specified as "Max" cannot be exceeded. Any other specific construction details in Illustrations #2 must be included on this sheet.
5. Provide the manufacturer's color brochure(s) or pictures indicating the selected type and color of the deck composite material and metal rail system (indicate rail, post, spindle and post cap styles and sizes being used).
6. Include model and part numbers where possible for the above items.

If possible, provide an actual color sample of the proposed composite deck.

**The obligations under this policy shall run with the unit and shall be binding upon any successors or assigns of the unit.**

**ILLUSTRATION #1**  
**DECK CONFIGURATION & ALLOWABLE FLOOR PATTERNS**

Diagonal Pattern



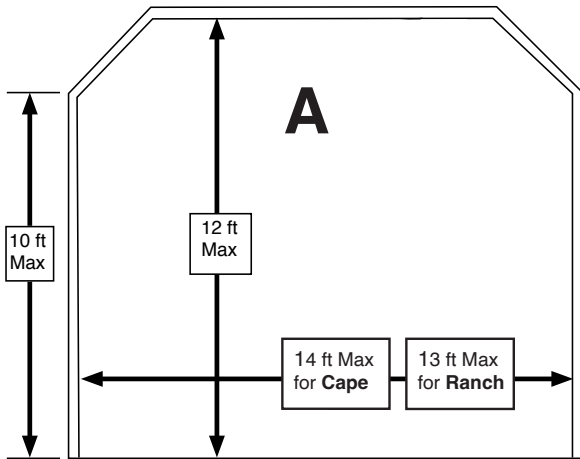
Parallel Pattern -  
Must be parallel with Dining Rm Door Wall

Indicate your floor pattern and initial.  
Incluce this form with your Modification Request.

# ILLUSTRATION #2 - CHECK LIST

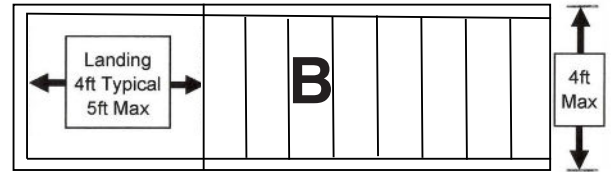
This form must be included with any Deck or Porch Landing Modification Request.

## DECK CONFIGURATION FOR CAPE OR RANCH



Initial Illustrations A and/or B indicating that you understand their required configuration and dimensions.

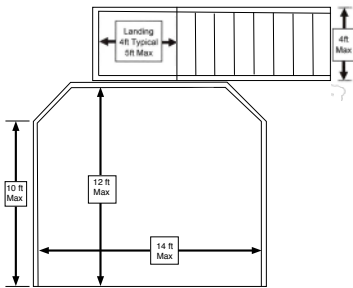
## STAIR / PORCH LANDING DIMENSIONS



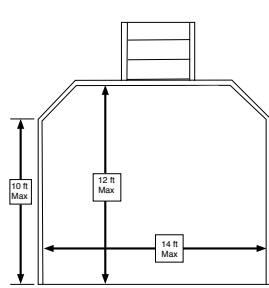
NOTE: ALL stair / porch landings are a stepdown from deck or doorway.

## CAPE DECKS

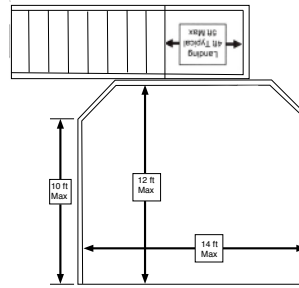
Please confirm your existing deck configuration with a X, indicate the number of steps and initial in the spaces below.



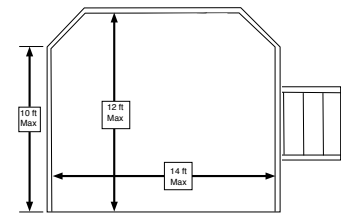
DECK \_\_\_\_\_  
 STEPS \_\_\_\_\_  
 INITIALS \_\_\_\_\_



DECK \_\_\_\_\_  
 STEPS \_\_\_\_\_  
 INITIALS \_\_\_\_\_



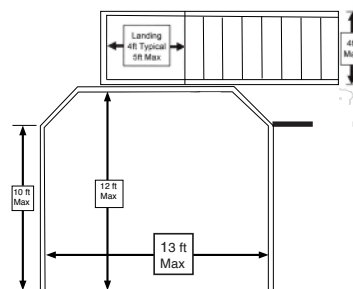
DECK \_\_\_\_\_  
 STEPS \_\_\_\_\_  
 INITIALS \_\_\_\_\_



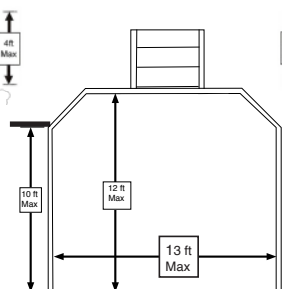
DECK \_\_\_\_\_  
 STEPS \_\_\_\_\_  
 INITIALS \_\_\_\_\_

## RANCH DECKS

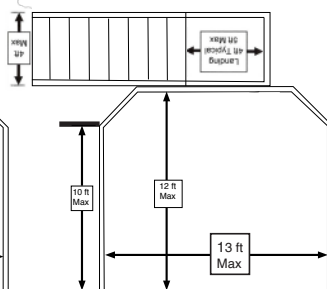
Please confirm your existing deck configuration with a check mark, indicate the number of steps and initial in the spaces below.



DECK \_\_\_\_\_  
 STEPS \_\_\_\_\_  
 INITIALS \_\_\_\_\_



DECK \_\_\_\_\_  
 STEPS \_\_\_\_\_  
 INITIALS \_\_\_\_\_

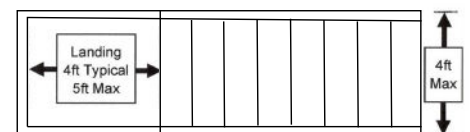


DECK \_\_\_\_\_  
 STEPS \_\_\_\_\_  
 INITIALS \_\_\_\_\_

## ENCLOSED PORCHES WITH PORCH LANDING

Please confirm your existing porch landing configuration with an X, indicate the number of steps and initial.

LANDING \_\_\_\_\_  
 STEPS \_\_\_\_\_  
 INITIALS \_\_\_\_\_

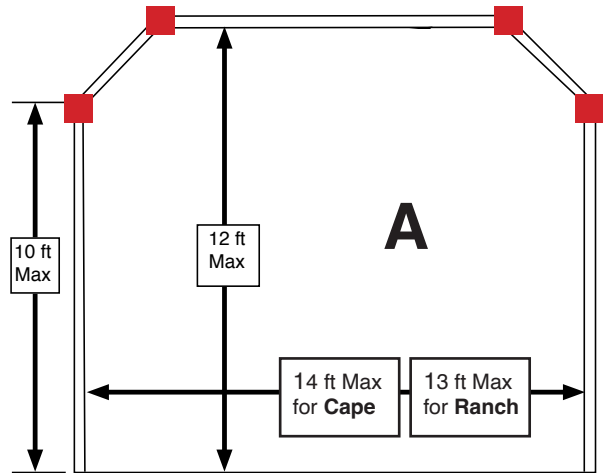


### NOTE:

Ranch deck maximum dimensions are dictated by exterior wall position — The deck may NOT EXCEED the outer livingroom wall or 13ft max as shown.

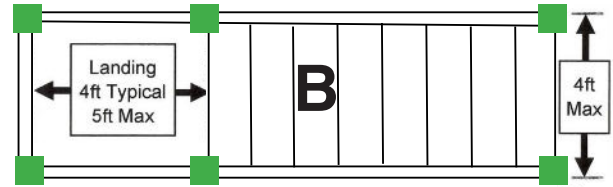
### ILLUSTRATION #3 - Post Caps Locations

#### DECK CONFIGURATION FOR CAPE OR RANCH



#### Deck & Stair / Porch Landing Allowable Post Cap Locations for Metal Railing Systems

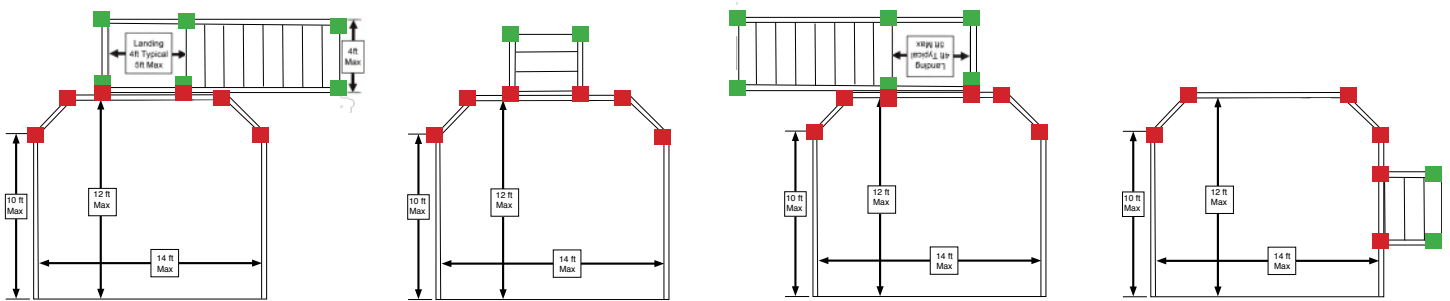
#### STAIR / PORCH LANDING POST CAPS



**\*NOTE:** Additional Post Caps may be required between the top and bottom stair posts depending on the number of posts required to support the railing system. This can vary with number of steps / length of staircase.

#### CAPE DECKS

Allowed Post Cap Locations for Deck Railing Systems (6 in Red) and Stairs\* (in Green, number will vary with configuration)

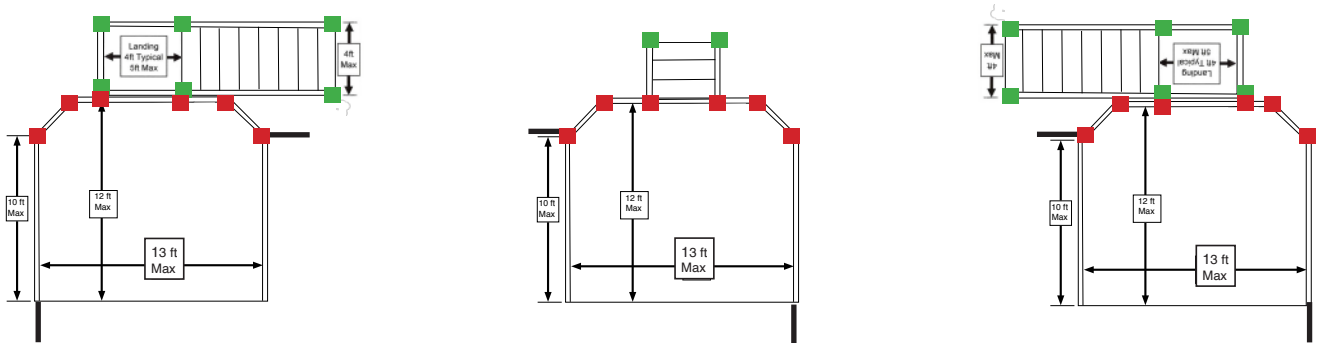


**ALL POST CAPS MUST BE LOW PROFILE AND AS SMALL AS POSSIBLE**

Initial your deck configuration and indicate the TOTAL number of Post Caps to be used.

#### RANCH DECKS

Allowed Post Cap Locations for Deck Railing Systems (6 in Red) and Stairs\* (in Green, number will vary with configuration)



**ALL POST CAPS MUST BE LOW PROFILE AND AS SMALL AS POSSIBLE**

Initial your deck configuration and indicate the TOTAL number of Post Caps to be used.

**INCLUDE THIS FORM WITH MODIFICATION REQUEST**