

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

POLICY NUMBER: MRC008B

POLICY TITLE: DECK OR PORCH LANDING REPLACEMENT

POLICY ADOPTED: 5/2021

POLICY REVIEWED: 8/2022, 8/19/2026

POLICY REVISED: 8/24/22; 6/19/23; 01/24/2025, 9/21/2026

POLICY STATEMENT

This policy identifies the requirements for complete replacement of decks and porch landings. Style, designs, and color choices are limited to maintain consistency in appearance of all MRCV decks.

WOOD REPLACEMENT

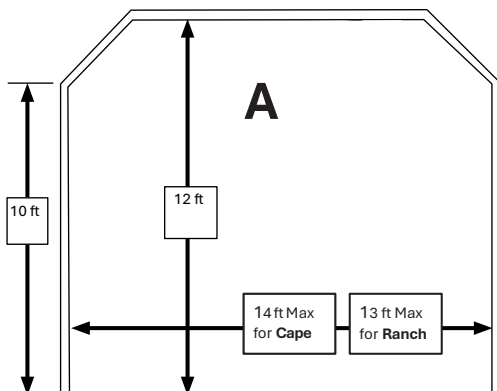
- The entire wood deck must be identical to the existing original structure including flat “cocktail style” top rail and handrails (no post caps).
- The stain must be a medium brown color.
- A permit from the City of Rochester is required.
- The City of Rochester requires that the deck be free standing and not attached to the unit
- A Modification Request form must be submitted and approved by the Board prior to any work being performed.
- A copy of the approved permit must be provided to AMI on project completion.
- Work must be performed by a licensed and bonded contractor.

COMPOSITE REPLACEMENT

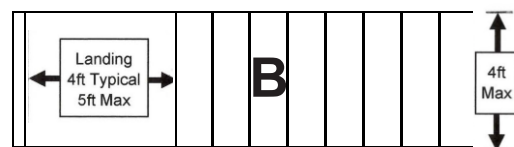
1. Consult with a maintenance committee member prior to completing a modification request and halfway through the replacement to check with policy compliance.
2. The new deck dimensions must be identical to the original and maintain its existing footprint.

DECK & PORCH LANDING/STAIR CONFIGURATION

DECK CONFIGURATION FOR CAPE OR RANCH



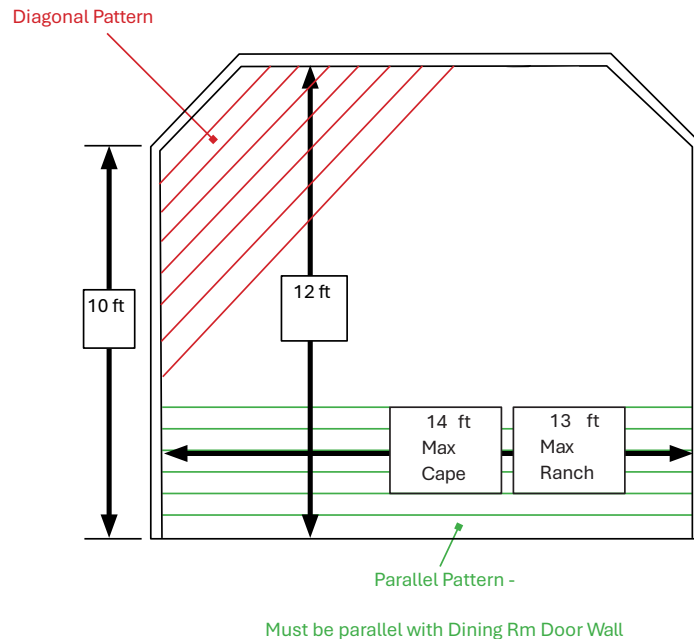
STAIR / PORCH LANDING DIMENSIONS



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

3. Deck floors must be laid in a straight pattern parallel to the living room / dining room door wall or a 45-degree angle, diagonal pattern from the door wall.

ALLOWABLE FLOOR PATTERNS



NOTE: Please indicate your floor pattern on your Modification Request Form.

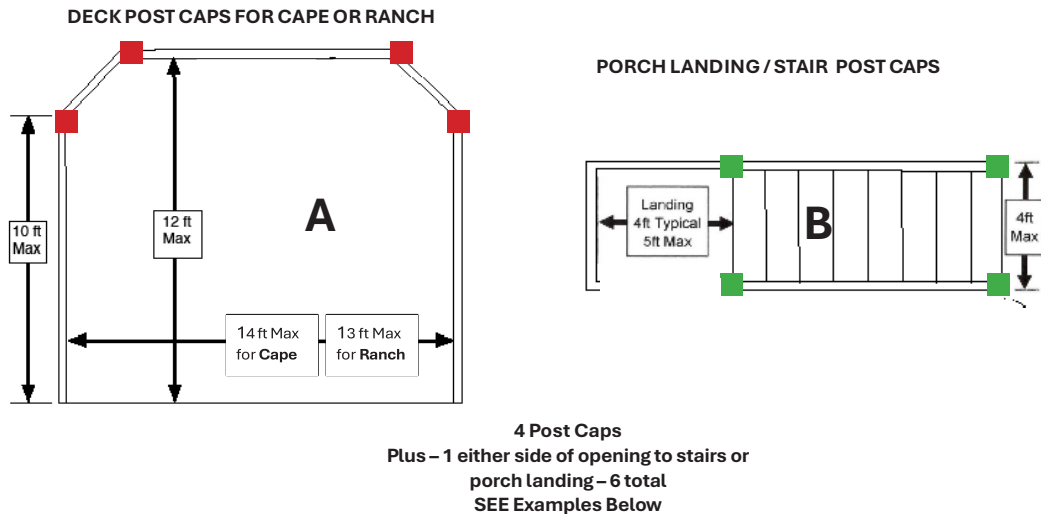
4. Deck or Porch Landing/Stair color must be in the medium brown range.
5. Fascia material must match the deck color and have a maximum depth of 12 inches.
6. Boring holes through the foundation or brick is not permitted. The City of Rochester requires that the deck be free standing and not attached to the unit.
7. The co-owner is responsible for any common area damage incurred during deck removal and replacement. (MRCV Association is not responsible for future basement water leaks caused by improper brick and mortar repair.)

RAILING SYSTEM

Railings, Posts, Spindles (Balusters) & Caps must be a metal system (Westbury® Aluminum Tuscany Series or similar system). All components must be the same color – black, brown, or bronze.

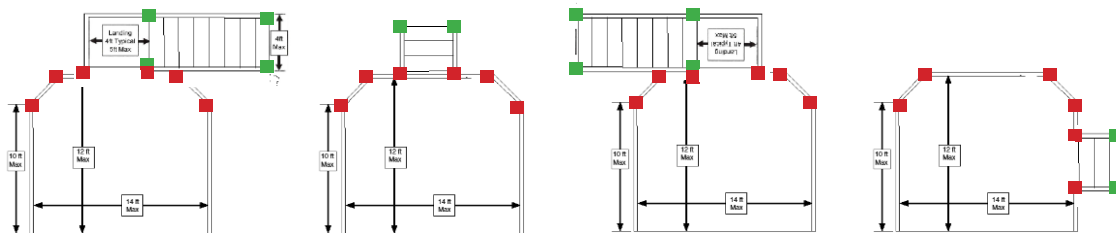
- A. Posts – May be 3- or 4-inches square.
- B. Spindles/Balusters – Straight, approximately 1-inch square.
- C. Railings – Low-profile handrail (addition of a “cocktail style” rail is allowed.)
- D. Post Caps – Must be low-profile, smallest possible, and located as shown in illustration Allowable Post Cap Locations below.
- E. An adjustable gate may be installed at the step down to the landing. The material and design must match the balance of the railing.

ALLOWABLE POST CAP LOCATIONS for Metal Railing Systems



EXAMPLES OF POST CAP LOCATIONS FOR CAPE OR RANCH DECKS

Allowed Post Cap Locations for Deck Railing Systems (6 in Red) and Stairs (in Green)



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

- Work must be performed by a licensed and bonded contractor. The contractor shall receive a copy of this policy from the co-owner prior to quoting the deck.
- A permit from the City of Rochester is required.
- A copy of the approved permit must be provided to AMI on project completion.

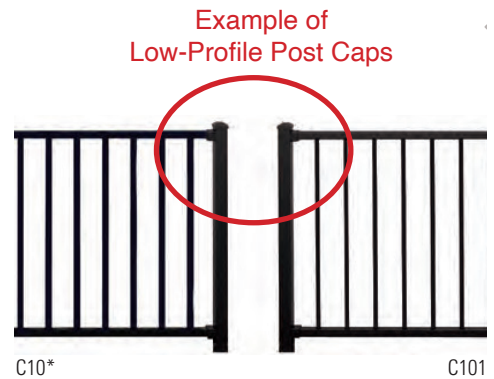
Please be sure the Modification Request Form includes:

- A detailed description of the type of deck or porch landing/stairs and number of steps.
- The type of material being used (composite or wood)
- The direction of the deck floor boards (parallel or diagonal).
- The builder's name and phone number.
- Include a picture of the deck to be replaced.

For Composite Only:

- The name and color of the material and provide an actual sample.
- Type of metal railing system, manufacturer and color (black, brown, or bronze).
- If possible, provide:
 - The manufacturer's color brochure(s) or pictures indicating the selected type and color of the deck material and metal rail system.

An EXAMPLE of Aluminum Railing that meets Policy MRC 08B Deck Replacement Criteria
(from Westbury® Railing Catalog, Tuscany Series - westburyrailing.com)



A “Cocktail Rail” is an acceptable option for the top rail (upgrade from standard rail)



Examples of crossovers, mounts and accessories used in metal railing system that comply with Policy 08B



Level Crossover eliminates post caps on deck railing other than diagonal section



Post cap either side of diagonal section of railing (4 total)



Low-profile post cap

Railing does not touch building, no post cap, railing end cap



Corner Crossover eliminates post cap at outer corner of railing on deck step-down landing or porch landing

Post cap at top and bottom of stairs for decks with step-down landing and porch landing (4 total)



Stair Crossover eliminates post caps on stair railing