

**MAPLE RIDGE CREEK VILLAGE
CONDOMINIUM ASSOCIATION POLICIES**

POLICY NUMBER: MRC008 A
POLICY TITLE: DECK AND PORCH LANDING MAINTENANCE
POLICY ADOPTED: 5/8/2000
POLICY REVIEWED: 6/23/21; 1/9/22; 11/1/22, 8/19/26
POLICY REVISED: 7/14/21; 6/19/23; 01/24/2025, 9/21/2026

POLICY STATEMENT:

Decks and porch landings, including those of a composite material, must be maintained periodically by the co-owner, at co-owner's expense. The Association reserves the right to determine when a deck or porch landing/stair requires maintenance.

1. Cedar Deck and Porch Landing/Stair Stain

A transparent, semi-transparent (sometimes called a toner) or a solid stain that creates a medium-brown Cedar tone finish must be used. If there is a question regarding color, contact the Management Company for approval. Products such as Behr (Deckover), Olympic (Rescue It) and Rust-oleum (Deck Restore) are NOT permitted, except if previously painted with these products.

2. Deck Floor, Railing, Porch Landing/Stair Repair

A. The following may be performed without a Permit from the city of Rochester and without a MRCV modification request:

1. Replacement of full deck or porch landing floor using same material.

B. The following does not require a permit from the City of Rochester, but does require a MRCV Modification Request:

1. Partial replacement of a post, railing or stairs using the same material.

See Policy MRC008B for Composite or wood Replacement Decks or Porch Landings.

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