

# MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

**POLICY NUMBER: MRC008 A**  
**POLICY TITLE: PORCH AND DECK MAINTENANCE  
OR REPLACEMENT\***  
**POLICY ADOPTED: MAY 8, 2000**  
**POLICY REVIEWED: JANUARY 9, 2020 AND JUNE 23, 2021**  
**POLICY REVISED: AUG. 24, 2022**

## **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 in medium brown range...no gray, beige, white, orange, blue, etc.), the deck design, and specifications to the Management company for Board approval.
  - All railings must be contemporary in style with straight spindles, and match the deck color as closely as possible, or if using metal railings they may also be black. All designs must meet safety requirements per city of Rochester code.
  - 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 having this work started.