

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

POLICY NUMBER: MRC 008C
POLICY TITLE: COMPOSITE DECK REPLACEMENT
POLICY ADOPTED: May 2021
POLICY REVIEWED: AUG. 2022
POLICY REVISED: AUG. 24, 2022

This policy identifies the requirements for replacing or renewing current deck or porch landing with a composite material deck or landing. Style, design dimensions and color choices have been limited to maintain consistency between composite decks and existing wooden decks.

POLICY STATEMENT:

1. Composite material decks 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. If this is a complete deck replacement, (Ref. 5.5.1)
 - 2.1. Work must be performed by a licensed and bonded contractor.
 - 2.2. A Rochester City construction permit must be obtained, and a copy of the approved permit provided to AMI on project completion.
 - 2.3. Boring holes through foundation is not permitted.
 - 2.4. Any building brick 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.
3. Replacement deck surface, porch landing, stairway and railing outside dimensions must be identical to the original. (Ref. Illustration 2 in this policy.) Design must match design of the original deck as closely as is reasonably possible. (Ref. Illustration 1 in this policy.)
4. The entire deck surface must be the same color. Patterns and designs are NOT permitted.
 - 4.1. If construction dressing requires a surface outline trim, (under the railing), It may be no wider than the railing posts and can be either the surface color or the fascia/railing color.
 - 4.2. If construction dressing requires a trim or skirt at the post bases, they must be minimal in size and the same color and material as the posts.
5. An MRCV Modification Request form must be submitted AND APPROVED before beginning work. The Modification Request must include the following:
 - 5.1. A diagram of the planned installation. (A marked copy of Illustration 2 in this policy, showing contractors actual planned dimensions, is adequate.)
NOTE: Dimensions in Illustration 2 specified as "Max" cannot be exceeded. All construction details in Illustrations 1 and 2 must be included in the design.

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- 5.2. Under “Requested Modification” both “Exterior Appearance” and “Structural” must be checked.
- 5.3. The “MRC Policy Number that Applies” MUST be filled in with this policy number.
- 5.4. “The work will be performed by:” line must at least include the company name, an individual that can be contacted, and a phone number.
 - 5.4.1. A company that has completed several quality installations at MRCV and the surrounding area is “LARS DAVID Incorporated.” 10540 Enterprise Dr., Davisburg, MI 48350. (248) 625-9501. In addition to wooden decks, they have successfully installed composite decks using Evolve material in Nutmeg color that most closely mimics MRCV existing decks in design and color.
- 5.5. “Explanation of Modification” must contain at least the following information.
 - 5.5.1. Is this a complete deck replacement, (entire deck and supporting structure replaced), or a partial reconstruction, (include elements being replaced – deck surface, railing, stairs, landing, etc.)
NOTE: If ALL elements are being replaced – deck surface, railing, stairs, landing, etc., the Mod Request will be considered a complete deck replacement subject to requirements of item 2 in this document.
 - 5.5.2. Deck surface material, color, manufacturer model number and part number. A sample of the composite material and a manufacturer color brochure must be included with the Modification Request. Colors should be in the medium-brown range and will be subject to board approval. No orange, beige, gray, white, blue, etc.
 - 5.5.3. Railings and spindles must be of contemporary design with straight spindles. Railings and spindles may be of the same composite material or metal. Spindles should measure 1-1.5 inches. Rails should have flat tops and posts must be approximately 3-inch square. Railings and spindles must match deck color as closely as possible. If metal rails and spindles are installed, they also must be close to deck color or may be black. Fascia material must match deck color. Railing and fascia material, color, manufacturer model number and part number must be included in the modification request. Also, a sample of the composite material and color brochure must be included.
6. The obligations under this policy shall run with the unit and shall be binding upon any successors or assigns of the unit.

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All railings must be contemporary in style, as shown in Illustration 1, and match the composite deck color as close as possible. Illuminated components are NOT allowed.

ALL RAILING COMPONENTS MUST BE SAME COLOR.

Flat top rail. Post caps above rails are NOT allowed.



Square spokes
1 to 1.5 in

Straight Facia
Max. Height 12 in

ILLUSTRATION 1

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ILLUSTRATION 2

