

All **DECKS** must comply with the following standards:

1. The deck may not exceed six (6) feet in height at any point, as measured from the floor of the deck to the upper most portion of any wall, fence, partition, seat, bench, trellis, etc.
2. Deck posts may only extend above the six feet mark only if the post has an ornamental tip, and then only as far as necessary to expose the tip.
3. All deck posts must be set in cement, below the frost line.
4. The span between deck posts may not exceed eight (8) feet on center.
5. Wooden deck posts must be at least four inches by four inches in circumference.
6. Wooden deck materials must be of a species that naturally inhibits decay (e.g., treated, cedar, redwood, etc.)
7. If the deck is to be painted or stained, the color must match as closely as possible the primary color of the home. Any deviation from this standard must be approved in writing prior to the application of the paint or stain.
8. The sides of the deck may not protrude beyond the rearmost corners of the home.
9. If you wish to place a deck in an easement, you may do so at your own peril. In the event any easement holder needs access to the area upon which the deck is set, any repairs or replacements of the deck shall be as between the easement holder and the homeowner. The Association does not assume responsibility for said deck by granting this conditional approval.
10. No deck may impede the natural flow of water in any swale or ditch. It is the responsibility of the homeowner to ensure the swale or ditch is properly graded prior to the installation of the deck.
11. All decks must comply with all state and local building codes and regulations.
12. All decks must abut the rear of the home.
13. No deck shall be erected that consumes more than one-fourth of the total square footage of the back yard, as measured from the rearmost portion of the home to the rearmost portion of the lot, exclusive of any easement.
14. It is the responsibility of the homeowner to notify all utilities prior to digging such that all utility lines can be marked, to ensure no utility lines are severed. The homeowner assumes all risk in the event any utility line is damaged. This includes water, sewer, cable, electric, phone, gas lines, etc.
15. The Association reserves the right:
 - a) To inspect the project during construction and after completion, to ensure these standards are met;
 - b) To halt construction of said project when it is apparent that the standards will not be met, or when the homeowner has not been granted an approval for said project;
 - c) To require alterations to said project, before or after completion, up to and including removal of the entire project, at the homeowner's expense, when these standards are not adhered to.