

Birch Knoll Condominium Association

Decks Policy

Adopted by the Board of Directors of the Birch Knoll Condominium Association on May 5, 2004.

FRONT DECKS

Decks in the front of a unit must not be altered nor extended.

Front decks can be stained natural without pigment or with an Association approved stain.

BACK DECKS

Upper Back Decks

Upper decks in the back of a unit must not be altered nor extended.

Upper back decks can be stained natural without pigment or with an Association approved stain.

Lower Back Decks

Lower back decks must not be altered. However a lower back deck can be extended by the unit owner with added-on construction under the following criteria:

1. The unit owner has installed a fence which complies with the Association's approved Fence Policy.
2. The extension must be made of similar materials to the existing lower back deck; must be the same height as the existing lower back deck; and must not be physically attached to the current lower back deck.
3. No deck addition can encroach into a utility easement.

Decks are located on common areas owned by the Association and the Association, under the direction of the Board of Directors, has the right to remove any or all parts of the deck, or have the unit owner do so, if the deck does not comply with the provisions of this policy and if the Association needs access obstructed by the deck to maintain or repair a unit, utility, or grounds. It is the responsibility of the unit owner either to repair the deck or remove it upon request of the Board of Directors.

This policy requires a written request to be approved by the Board of Directors of the Association prior to installation of the deck.