

Maintenance and Use of Decks

The following recommendations and requirements are established to assist each Homeowner in maintaining the wood materials and the overall appearance of their deck, and to clarify and emphasize the applicable safety and use restrictions as defined in the Covenants. The attractive appearance of decks helps maintain the property value and cohesiveness of the Community. Each Homeowner is responsible for the proper maintenance and care of their deck as referenced in Article VII, Section 12 of the Whispering Meadows Covenants.

Maintenance and Alteration Procedures

Any alterations to a deck, including a colored stain treatment, must be approved by the committee responsible for architectural review, using the Request Form. The form is available on the website or at the Association mailbox. When completed, it can be submitted by email or placed in the maintenance garage mail slot. Deck Stains must be of a wood tone, with the requested color and type being approved by the Committee for each individual request.

1. Owners of townhome units are encouraged to talk to, and coordinate colors and treatment, with their “fire wall” neighbor, in order to make their units aesthetically compatible. The Committee may choose to initiate or verify such coordination.
2. After a deck stain application has been approved and performed, subsequent approval for restaining is not required, unless a color change is desired.
3. Approval is not required to apply a clear sealer product to the natural wood, or over an existing stain.
4. Decks are subject to being damaged or misaligned by outside objects, namely lawnmowers. To protect the deck, it is recommended that the area around the posts and under the deck should be landscaped in such a manner that the mowers need not get near the posts or under the deck. Such landscaping alterations must be previously approved by the Committee responsible for landscaping requests.
5. Decks should be cleaned at least annually and should be retreated with a UV resistant sealer (or the previously approved stain) at least every three years, or more often if necessary. Any change to an existing color requires prior approval as outlined above.

Obsolete and Alternate Materials

Federal and State regulatory agencies have ruled against the use of certain preservative chemicals in the treatment of wood materials. All decks in our Community were probably built using these materials. Available wood products may not match the exact size or natural color of those used in the original construction.

The use of synthetic or other alternate “maintenance-free” materials, for the repair or reconstruction of decks, may be considered and approved for use. Such a request may be considered a “major alteration,” and be subject to those additional approval requirements as described in WM Board Policy No. 504-1115, Review of Alteration Requests.

Use Restrictions

Article X, Sections 3, 4 and 5, of the Covenants applies to decks also. “No signs of any type shall be displayed on the inside or outside of any Homeowner’s unit, or otherwise so as to be seen from the exterior.” Sections 4 and 5 refer to “unsightly conditions,” and to “storage.”

Those owner responsibilities should also be observed as relates to decks.

Article X, Section 12, of the Covenants states: No wood-burning or charcoal-burning barbeque grill, smoker, or oven shall be installed, erected, or placed on any wooden structure. Deep (oil) fryers of any type are also prohibited from use on any wooden structure. Natural gas, propane, or electric grills are permitted, but should be used with caution.

Approved by the Board of Directors February 19, 2007

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