

8.2 Deck Color/Wood Replacement

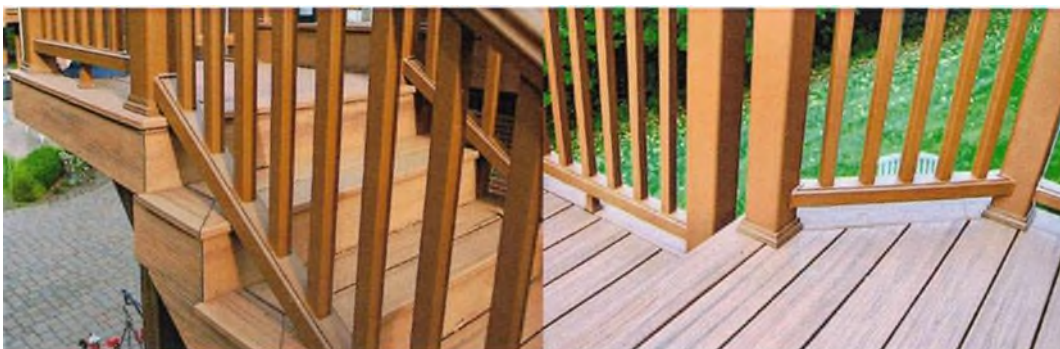
The proper maintenance and refinishing of all decking and stairways are responsibilities of the Co-owner.

Decks, related stairways and railings must be refinished using an accepted "natural color tone" stain. These areas were originally stained with Cuprinol Oil Base stain in Natural Tone, which is no longer available. It is recommended that a semi-transparent penetrating type stain be used that is similar to brand name products such as Total Wood Preservative (TWP) in "Cedar Tone Natural", Olympic "Natural Cedar", Pittsburg "Cedar" or Behr "Cedar Naturaltone." Semi-solid or solid color deck stains may also be used.

Wood replacement must be of like wood material, generally cedar and treated wood. Replacement decks using composite materials must maintain the original design, retaining a common color on all decking, fascia, stairs and railings. The color must be of a cedar tone. Two systems having previous approval are Evolve, Cedar color for all components and in the Trex brand, Tree House and Tiki Torch decking colors, both with Tree House railing. Modification requests for other systems meeting the color requirements are welcome. **All deck replacement must have board approval and may also require township building permit.**

Decking installers have adapted several different designs to best accommodate the limited options of available product dimensions and characteristics. In addition, local building codes have been modified since the original installation. Consequently, deviation from the original deck and stair design will be allowed but must follow the best-practices provided as options by most composite decking installers and described below.

Deck boards must run perpendicular across the joists, not at 45-degree angle. Since the composite deck boards are thinner, code requires this configuration when joists have 16-inch spacing as on all existing decks. All decking, landings and stair treads must have a "picture frame" border which overlaps the fascia on outside joists and stairway stringers. See the accompanying photos. This configuration is used to reduce the dirt, water and ice accumulation between the fascia and the joists which causes warping, deformation and deterioration of the joists and fascia. This configuration also results in an attractive and standardized replacement of the original cedar design.



Picture Frame Border Overlapping Fascia on All Deck, Landings and Stairs

The above products are mentioned solely for the convenience of the co-owners. No endorsement or opinion on product quality is intended.