

WINDBROOKE DECK REQUIREMENTS

Owners responsible for their own decks

- Deck materials must be pressure treated wood or composite. The dimensions must match what is currently installed on the decks. An exception to this is the handrails – owners with 2”x6” handrails can have 2”x4” handrails installed if desired for easier grip. This is not required. All support posts must be pressure treated wood or other suitable material. If composite material would be used, it must match the current color of the decks. If the color of a composite material is not a match, it must be submitted to the ARC with an example of the color for possible approval. Do not install composite material without written approval of the ARC first.
- Decks should be properly cleaned and maintained. Cleaning is recommended once a year to reduce mold/mildew, which can degrade the stain and shorten the life of the deck. Cleaning products designed specifically for deck cleaning can be purchased at home improvement stores.
- Deck staining is recommended every 3 – 5 years or as needed. Only the approved color of stain can be applied to the decks. Color is a custom color match from Sherwin Williams (Maynard and Kildare Farm Rd) under the Windbrooke name. The product is “SuperDeck Solid.” Color code will also be available on the Windbrooke website.
- It is the owner’s responsibility and liability to ensure the structural integrity of the deck and carry liability insurance in case of injury.
- Owners **will not** be required to remove the wood coated with Rustoleum Restore.10X
- Any improvements not already on the decks will need ARC approval prior to any work being done.
- The Board will have full discretion to determine if the deck is not being maintained appropriately. If after a thirty (30) day notice from the property management company, the necessary maintenance is not completed, the Board reserves the right to cause work to be done by a licensed contractor and bill the homeowner the full cost including materials and labor. If the owner does not pay the cost to repair the deck, the costs will become a lien on the property.