

YOUR HOMEOWNERS ASSOCIATION PROPERTY IMPROVEMENT HANDBOOK

PIM-5

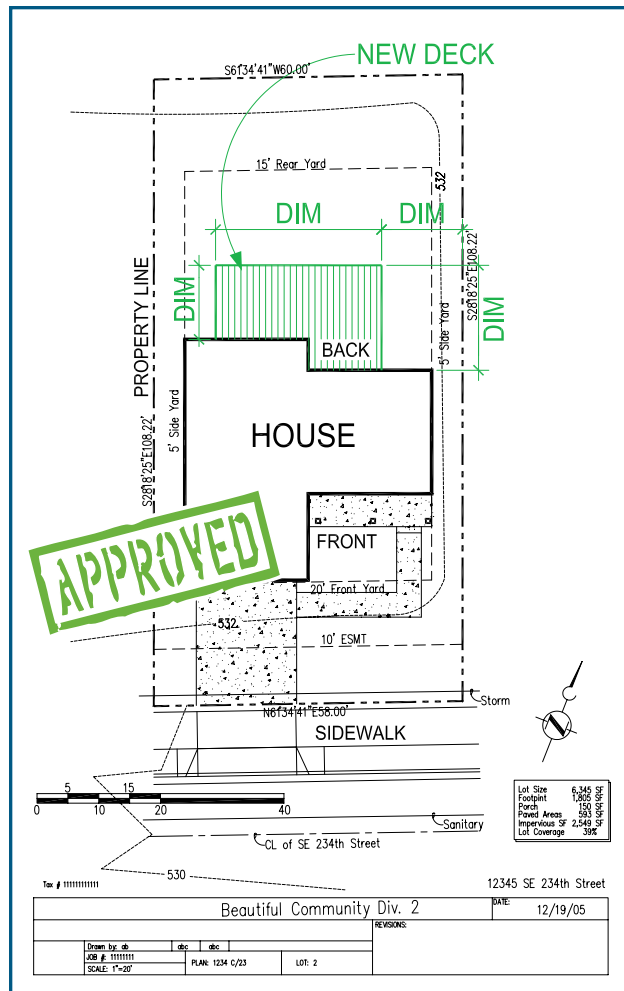
Wooden Decks Application and Examples

The following Property Improvement Memo has been provided to assist Homeowners in preparing Property Improvement Applications to the Association. It lists information which must appear on submitted applications.

Sample Site Plan

See Definitions for Site Plan.

The Sample Site Plan below shows additional information needed, **in green**, for application of wooden deck.



Application Requirements

- Completed Application Form.
- Site Plan - Use site plan of your actual property provided by your Developer/Builder as basis for application.

Add to the Site Plan:

- Drawing of proposed location of new wood deck.
- Dimensions of the deck, including height from grade.
- Indicate material and color used to build the deck.
- Description of the treatment to be applied to the materials (stained or coated with a clear preservative.)

You may be required to provide additional information, including a professional survey, to meet specific requirements of the Property Improvement Committee. *Do not begin construction until you receive all of the appropriate approvals.*

Construction Requirements:

- The work, either in process or completed, may not divert water from your lot onto adjacent property.
- The deck must not violate any building setbacks, impervious rules or other requirements of the local jurisdiction. Homeowner should contact local jurisdiction for confirmation of deck location.
- Decks must be placed in a rear or side yard, with regard to privacy of neighboring lots.
- Decks must be maintained free of moss and in good repair.
- Decks higher than 2'-6" (above finish grade) require railing and must be built according to local code allowances. See Figure B.

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Wooden Decks Construction Requirements

Figure A

Deck without Railing



Figure B

Deck with Railing



Construction Recommendations:

- Drainage: If changes in grade are anticipated, they must be indicated on the application. Generally, approval will be denied if adjoining properties are adversely affected by changes in drainage. Site inspections may be required.
- Decks must be constructed as permeable surface (wood decking must have slots with spaces in between for water to run through).
- Deck covers are allowed via PIC approval process. (See PIM-10 Awnings and Patio Covers)
- Decks must be compatible in materials and color with the applicant's house.
- Decks must be built out of wood. Some composite materials may be allowed after review by the PIC.
- Modifications to existing decks must provide continuity in detailing such as material, color and design of railings and trim.

You, the applicant, have the sole responsibility for ensuring full compliance with setbacks, easements, permits, fees, ordinances and restrictions associated with the modification of your property.

Washington law requires you to "Call Before You Dig", prior to any digging or excavation to protect you and underground utilities.

(www.callbeforeyoudig.org, 1-800-424-5555)

Approval by Property Improvement

Committee does not constitute approval by any other jurisdiction, regulation or restriction.

You, the applicant, have the responsibility to submit for PIC approval even if your proposed improvement follows the requirements described in this Property Improvement Handbook.



Notes



"When I grow up I want to be a little boy."
~Joseph Heller, Something Happened, 1974