

Beaver Run Village HOA Deck Criteria & Guidelines

- 1) Dimensions of the deck must not exceed 10' in length from the rear outside wall of the Breakfast/Sun Room under any circumstances. It shall run straight across along the rear width of the home (approx. 19') and back to the exterior wall (approximately 22').
- 2) Steps to the ground level are permitted within the deck dimensions stated above OR along the backside of the deck. If you desire to have the steps along the back side of the deck under no circumstances may they exceed 3' past the length of the deck nor is the deck permitted to be longer above the steps at ground level (Again, the 10' length from the rear outside wall of the Breakfast/Sun Room is the maximum).
 - a. In the event you do not wish to have steps, your **maximum deck length is still limited to 10'** from the rear outside wall of the Breakfast/Sun Room.
- 3) Privacy fencing-
 - Fence height cannot be lower than the height of the deck railing, and cannot exceed a maximum height of six (6) feet.
 - Fence must extend the full depth of the deck.
 - Fencing can be installed between units on either, or both **sides** of the deck.
 - Fencing material and color must be the same as that of the deck itself.
 - Fence must be Board-on-Board (shadow-box), and can have a flat or scalloped top edge.
- 4) Any future modification to the deck shall not be completed until a new application has been submitted to the HOA for approval.
- 5) Construction must be completed within six (6) months from the date of the approval or a new application will need to be completed.
- 6) Posts, beams and rails must be consistent with the style and color represented on the Model home.
- 7) Composite materials (Trex) are allowed but must closely match pressure treated lumber. Sample is on hand with the Management Company.
- 8) Only clear sealant is allowed, no stains are permitted.
- 9) A permit must be obtained from Richland Township before the start of construction and a copy temporarily displayed from a window.
- 10) Please submit a copy of the permit to the Association for the property file within 7-days after receipt.

PLEASE PRESENT A COPY OF THIS APPROVAL TO RICHLAND TWP. ALONG WITH YOUR APPLICATION FOR A PERMIT