

Hearthstone Manor

Deck Color and Maintenance Policy

- The approved deck color for the community is Sherwin Williams Black Fox - Solid Stain.
- The trim about the deck doorway entrance is to be painted the same color as the deck-Sherman Williams black fox paint. Paint door trim and aluminum trim.
- Decks must be constructed of pressure treated wood - NO new composite decks will be permitted. (Existing composite decks are grandfathered)
- All wooden decks must be painted the approved color by June 30, 2021. (Any owner with an existing composite deck who wishes to paint his/her deck may only do so using the approved color).
- Spindle distance is 4 inches
- Decks must be kept in good repair. When structural changes occur such as warpage, bending or fixation changes it is the responsibility of the homeowner to have the item repaired. When the wood begins to rot it is the responsibility of the homeowner to have it replaced.
- Decks must be **cleaned of moss and debris on a regular basis**. Moss must not be allowed to cover the deck areas.
- Nothing should be stored on the deck. If items are stored under the deck either shrubbery or an allowed painted barrier must cover the items from view.
- Review the architectural guidelines before planning on deck alterations and repairs.
- Decks are to be kept to their original footprint. Upper decks are not to be extended.
- Only fixed gas grills are allowed and must be placed on the lower deck in an area that is not under the upper deck. NO propane grills are allowed.