

**Montpelier Hills Homeowners Association
Architectural Control**

REVISED

Policies, Regulations, Standards and Procedures


The following sections of the Montpelier Hills Architectural Policies are hereby amended and approved as follows. Regulation No.4 shall hereby be adopted and the previously existing regulations #4 shall be deleted in its entirety.

REGULATION #4:

DECKS

1. A completed application is required for all decks. Applications should include a descriptive drawing showing dimensions, height above grade, details of railings and stairs, and a site plan of the entire property.
2. Decks should be constructed with durable materials. All visible portions may be yellow pine, pressure-treated wood. The wood shall be left natural or may be stained. The color of the stain must be in harmony with the color of the siding/trim on the home. The design should be comparable with other decks of nearby residents. Recycled plastic/wood fiber materials may be used for decking boards. The color of the decking board must be in harmony with the color of the rest of the deck and the siding/trim on the home.
3. The length of the deck shall be approved on a case-by case basis consistent with the maintenance of the overall architectural integrity of the development as determined by the ACC.
4. A railing is required on all decks elevated at least 12" above grade. Vinyl railings or vinyl covered railings/support sections may be permitted. The color of the railings/vinyl coverings must be in harmony with the color the rest of the deck and of the siding/trim on the home.
5. A deck can have a width which brings neither edge of the deck closer than 6" to either edge of the house. The exception occurs when the house is an end unit. In this event, the deck may meet, but not exceed the exact rear of the house on the unattached end.
6. The elevation of the deck surface may be the same as the middle level, finished floor elevation on a three story townhome (basement, middle level, upper level). The elevation of the deck may be below the middle level, finished floor elevation, but may not be higher than 6 inches above the middle level, finished floor elevation.
7. Deck awnings, pergolas enclosures and other constructed coverings will not be permitted.
8. Ground level decks must be approved by the ACC unless located behind a fence. The fence height shall be seventy-two (72) inches.
9. Deck privacy screens should not extend more than 8 feet from the rear of the house and may not exceed 72" in height.

Approved:



President

7/21/09

Date



Secretary

7/21/09

Date