

## Deck Policy Revised August 2021

1. Wood decks at Treehill are a limited common element and are property of the Treehill Park Homeowners Association, not the individual homeowners. The average deck at Treehill is 8 ft. x 12 ft. and costs about \$2,732 (\$1,532 material and \$1,200 labor) to replace, with large decks and elevated decks costing considerably more.
2. To prevent further wood deck deterioration due to insect infestation, weather conditions, and homeowner plant watering habits, the Board of Directors is issuing a revised deck policy, which will take effect August 23, 2021.
3. Patios, Decks and Entrances are not to be used for storage. Acceptable items to be found on patios and decks are patio furniture, barbecues, potted plants and neatly stored bicycles and outdoor toys. There are no exceptions. Hanging of towels, linen, clothes, etc., storage of mops, brooms, boxes, tires, buckets, etc., will not be tolerated. Those wishing to cover allowable items for winter must do so with a cover manufactured for that specific purpose. Tarps and plastic will not be permitted, except for covering wood for barbecues and firewood.
4. Acceptable barbecues include charcoal, gas, wood burning and smokers. Barbecues in use are to be located one (1) foot from any wall to prevent the start of a fire. Owners are to minimize the impact of the smoke on their neighbors.
5. Stacks of wood for the barbecue are to be located one (1) foot away from any wall. It is recommended to place those stacks on a cement base. The wood cannot be placed on wood decks because it attracts termites and carpenter ants. A tarp can be used to neatly cover the wood. Stacks of wood more than 75 lbs. must be placed on wheels to allow ease of movement.
6. Under the grill, fireproof mats are required beneath barbecues located on wooden decks to protect from fire. It is recommended that mats be used under all barbecues to protect decks and patios from grease splatter and other messes.
7. Firewood : Stacks of firewood are to be located one (1) foot away from any wall. It is recommended to place those stacks on a cement base. The wood cannot be placed on wood decks because it attracts termites and carpenter ants. A tarp can be used to neatly cover the wood. Stacks of wood more than 75 lbs. must be placed on wheels to allow ease of movement.
8. All barrels and planter boxes must be elevated. Those more than 75 lbs. must be placed on wheels to allow air circulation and ease of movement.
9. There is a limitation of 10 containers per deck.
10. Deck wall dividers (privacy walls) cannot be used to tie off leaning trees. Heavy objects (over 20 lbs.) cannot be attached to deck wall dividers.
11. If you purchase rollers or wheels for your heavy plant containers and need help placing the container on the wheels / rollers, please submit a written inquiry to [treehilliaison@comcast.net](mailto:treehilliaison@comcast.net) or call 503-790-2100 to leave a message with your name and unit number. A Treehill employee may assist you with this.

12. If you have heavy trees or plants that you no longer want, please submit a written inquiry to [treehilliaison@comcast.net](mailto:treehilliaison@comcast.net) or call 503-790-2100 to leave a message with your name and unit number. Treehill personnel may attempt to remove and replant them.
13. Christmas trees are to be removed from all decks, patios, and entryways no later than January 10<sup>th</sup>.
14. It is recommended that decks be cleaned two times per year with water and a medium, soft brush. Hose off with water after brushing. If you need assistance, please submit a written inquiry to [treehilliaison@comcast.net](mailto:treehilliaison@comcast.net) or call 503-790-2100 to leave a message with your name and unit number. A Treehill employee may assist you with this.
15. Unit Owners shall be responsible to report damage to the wood decks, concrete slabs or dividing walls to [treehilliaison@comcast.net](mailto:treehilliaison@comcast.net) or call 503-790-2100 to leave a message with your name and unit number.
16. Unit owners shall be responsible for any and all damage to the wood decks, concrete slabs or dividing walls damaged through his/her fault. [Bylaws 8.0, Maintenance and Repair]
17. Homeowners may be fined for violations after adequate notification of said violations.

Treehill Homeowner's Association owns over \$500,000 worth of wood decks, please help us in doing the best we can to preserve them.

Treehill Board of Directors