

DECK POLICY (REVISED)

(Revised and Approved to take effect January 1, 2025)

Wood decks at Treehill Park are a limited common element and as such, are provided and maintained by the Treehill Park Homeowners Association. They are very expensive to replace/repair. With timely inspection, maintenance and guidelines for proper use, we are seeking to preserve them in good condition for as long as possible. The Board of Directors is issuing this revised deck policy which will take effect January 1, 2025.

1. Deck Use

- 1) Acceptable items would include patio furniture, potted plants, barbecues & smokers, appropriate decoration, bicycles & other outdoor toys.
- 2) Winter covering should be a cover designed for that purpose--not a tarp or plastic sheet.
- 3) Decks are not to be used for storage or hanging towels, linens or clothing.

2. Christmas trees must be removed from all limited common areas (decks, patios, entryways) no later than January 10th.

3. Barbeque equipment

- 1) Acceptable equipment includes charcoal, gas, wood burning & smokers.
- 2) They are to be located one (1) foot from any wall when in use to prevent the start of a fire.
- 3) Owners are to minimize the impact of smoke on their neighbors.
- 4) Fireproof mats are required beneath equipment to protect from fire.

4. Firewood

- 1) Firewood cannot be stored on the deck, as it attracts termites and carpenter ants and encourages dry rot.
- 2) It may be stacked on a concrete slab well away from the deck and covered neatly with a tarp or plastic to keep it dry.
- 3) Stacks of wood more than 75 lbs must be placed on wheels to allow ease of movement.

5. Plant Containers

- 1) All barrels and planter boxes must be elevated.
- 2) There is a limit of 10 large containers per deck.
- 3) Those more than 75 lbs must be placed on wheels to allow air circulation and ease of movement. Assistance placing containers on wheels/rollers can be obtained by submitting a maintenance request through your Kappes-Miller portal or email TreehillparkHOABoard@gmail.com.

4) Any unwanted heavy trees or plants may be donated by submitting a maintenance request through your Kappes-miller portal or email TreehillparkHOABoard@gmail.com and a Treehill employee will assist you in removing it.

6. Pet Responsibility on Decks

1) Homeowners are responsible for ensuring their pets do not damage or create unsanitary conditions on the decks and patios. The pet owner must **immediately clean up and remove pet waste to outgoing trash.**

2) Persistent failure to clean pet waste or prevent pets from damaging the deck surface will result in a warning followed by fines if non-compliance continues.

3) Residents are responsible for ensuring that their pets do not disturb or threaten other residents. (Bylaws 11.0)

7. Modifications and Enhancements

1) Any modifications, enhancements, or alterations to the deck, including but not limited to the addition of structures, planters, or heavy objects, require prior written approval from the Board of Directors. Homeowners must submit detailed plans of the proposed changes through the Architectural Review on your Kappes-Miller portal or email TreehillparkHOABoard@gmail.com.

2) Unauthorized modifications to decks will be subject to reversal at the homeowner's expense, and subsequent fines may be levied.

8. Damage Reporting and Repair Responsibilities

1) Homeowners must report any damage to the deck, concrete slabs or divider walls to the Board of Directors within 48 hours of occurrence or discovery. The report should describe the damage and any relevant photographs or evidence. Submit a maintenance request on your Kappes-miller portal or email TreehillparkHOABoard@gmail.com.

2) Repairs to damages caused by the homeowner or their pets must be carried out promptly at the homeowner's expense. If repairs are not completed within a reasonable time frame, the Association may undertake the necessary repairs and bill the homeowner for the costs incurred.

9. Regular Inspection and Maintenance

1) The Treehill Park Maintenance staff will conduct annual inspections of all decks to ensure they are maintained according to Association standards.

2) Homeowners are encouraged to maintain their decks by regularly cleaning with soap and water, removing debris and checking for any potential damage or issues that could affect the integrity of the deck structure. Place a maintenance request through your Kappes-Miller portal or email TreehillparkHOABoard@gmail.com for a Treehill employee to power wash your deck.