

Chapter 5 - Architectural Standards

General: Any alterations to the exterior of a unit, including the Common Elements, not covered in the Declaration or in these rules must receive prior written approval from the Board of Directors. **No work may begin until written Board approval has been granted.** This includes landscaping improvements such as bush addition or removal, satellite dish installations, windows, exterior doors, decks, etc.

Enforcement: The management company will notify an owner by mail that the owner is not in compliance with the Architectural Standards. This includes failure to obtain written permission prior to any work.

2. **Decks:** Owners are responsible for the maintenance, repair, and replacement of the deck at their unit. If the owner fails to maintain the deck, the Association will maintain, repair, and replace wooden decks and the cost will be charged to the Unit Owner. Alterations are not permitted to the decks or railings except those outlined in these standards. Any modifications and replacements will require prior board approval.

Maintenance and repair standards

- a) Substantial repair work and replacement of decks requires submitting an Architectural Change Form. Substantial repairs are defined as anything affecting the structural integrity of the deck (basically anything beyond replacing a few floor boards and/or railing spindles).
- b) To ensure the safety of residents and guests, substantial repairs and replacement of decks must be performed by a contractor or individual who can provide a certificate of insurance. The only exception to this requirement is that an individual owner is allowed to repair or replace their own unit's deck.
- c) Deck repairs and replacements must conform to the DCA-6 (Design for Code Acceptance) 2015 Prescriptive Residential Wood Deck Construction Guide or its future updates, revisions, amendments.
- d) To further ensure the safety of residents and guests, all repairs and replacement of decks will require the use of deck screws instead of nails.
- e) The only authorized deck stain for use on decks at Kresswood Trails is:
 - Sherwin Williams Super Deck Exterior Solid Deck Stain; Color: Kresswood Trails Cedar Deck. Sherwin Williams Account number: 1560-4970-2
- f) Deck floor boards may be replaced with a composite deck board material. Prior board approval is required. Deck board color must closely match authorized deck stain color. Sample of actual color and product must be submitted with the Architectural Change form.
- g) Deck railings and Fascia must remain wood; composite materials are not authorized for railings and fascia. This is due to variation in appearance and color between composite materials, ensuring a consistent deck appearance across the association.
- h) A Cocktail Rail on top of the deck railing is authorized. Cocktail rails must be stained the same color as the deck and railing.
- i) Gates in the deck railing to the common areas for 1st floor only decks are authorized. Gates must be the same material and match the design and appearance of the rest of the deck railing. Hardware for gate must be installed on the interior of the deck railing. Prior board approval via an Architectural Change Form is required.
- j) The back side of decks are attached to a ledger board which is attached to the building. The front side of decks must rest on concrete footings. Concrete footings are the responsibility of the unit owners. For stacked decks, the costs for footings will be shared by both owners.
- k) For stacked decks, the lower unit's deck originally served as the foundation for the upper deck. In most cases, both the upper and lower decks are to be replaced at the same time. Deck maintenance, repairs, and replacement for stacked decks requires coordination between both unit owners. In instances when there isn't agreement between both unit owners regarding deck maintenance or replacement, the Board will have the final authority.

SCHEDULE A – DECK BUILD & REPAIRS SPECIFICATIONS

Specifications:

- 1) All deck repairs and replacements MUST match original Kresswood deck style and aesthetics.
- 2) Warranty on labor will be at least one year.
- 3) All work will be done and completed in a clean and professional workman like manner.
- 4) Tarping should be utilized when appropriate to prevent any damage to any items below the immediate deck being worked upon.
- 5) Substantial repair work and replacement of decks requires owner submitting an Architectural Change Form. Substantial repairs are defined as anything affecting the structural integrity of the deck (basically anything beyond replacing a few floor boards and/or railing spindles).
- 6) Deck replacements require a permit from the city of McHenry.
- 7) Architectural Change Form and permit from city must be submitted and approved by the association board prior to work beginning.
- 8) The only authorized deck stain for use on decks at Kresswood Trails is:
 - Sherwin Williams Super Deck Exterior Solid Deck Stain; Color: Kresswood Trails Cedar Deck.
Sherwin Williams Account number: 1560-4970-2
- 9) Deck floor boards may be replaced with a composite deck board material. Prior board approval is required to be included in the Architectural Change Form. Deck board color must closely match the authorized deck stain color.
- 10) Deck railings and Fascia must remain wood; composite materials are not authorized for railings and fascia.
- 11) A Cocktail Rail on top of the deck railing is authorized. Cocktail rails must be stained the same color as the deck and railing.
- 12) Gates in the deck railing to the common areas for 1st floor only decks are authorized. Gates must be the same material and match the design and appearance of the rest of the deck railing. Hardware for gate must be installed on the interior of the deck railing.
- 13) For stacked decks, both the upper and lower decks are to be replaced at the same time.
- 14) Deck repairs and replacements must conform to the DCA-6 (Design for Code Acceptance) 2015 Prescriptive Residential Wood Deck Construction Guide or its future updates, revisions, amendments, and the City of McHenry codes. The following are the minimum requirements per McHenry City code and DCA-6.
 - a. Support posts for stacked decks must be 6"x6" posts.
 - b. All repairs and replacement of decks require the use of deck rated screws; nails are not authorized.
 - c. Flashing shall be corrosion-resistant metal. Aluminum should not be used in direct contact with lumber treated with compounds containing copper, such as ACQ, Copper Azole, or ACZA.
 - d. Each segment of decking must bear on a minimum of three (3) joists.
 - e. Joist hangers shall have a depth of at least 60% of the ledger or beam depth. Clip angles or brackets are not authorized for joists support.
 - f. Joists are to be connected to a continuous, one-piece rim joist. Decking is to be secured to the top of the rim joist.
 - g. Beams shall be attached to deck posts by notching beam per approved city of McHenry or DCA-6 requirements. Beams may also be attached to posts using an approved post cap.
 - h. Concrete footings shall be a minimum of 3'6" below grade. Minimum width of footings shall be 12".
 - i. Support post anchors shall be galvanized or stainless steel. Posts should be centered on footings, at a minimum post will have no portion of the post off of the footing.
 - j. Ledger board must be equal to or greater than deck joist depth. The connection of the ledger board to building sill plate or wall plate must be with minimum ½ inch lag screws or bolts with washers.
 - k. Siding and flashing: Building siding must be removed as necessary prior to installation of ledger board. Approved corrosion resistant flashing is required at any ledger board connection to the building. Use continuous flashing with drip edge. Threshold shall be flashed and caulked to prevent water intrusion.
 - l. Guard Rails: Guard rail height shall be a minimum of 36". Most current guard railings are 40-42". New railings shall match/coordinate with current rail height. Openings between spindles/baluster shall be a maximum of 4". Support posts must be minimum 2"x4" and bolted to deck using ½ inch diameter bolts with washers.