

## DECK MAINTENANCE/REPLACEMENT POLICY

The purpose of this policy is to formalize a previous informal policy which has been followed for 2012 -2013 and to clarify the position of the Board regarding Deck Preservation and/or Replacement. This policy is necessary because most of the decks in our community are the original, aging decks and will be due for replacement in the coming few years. This policy was discussed at the July and August, 2013 board meeting.

The Association has adopted several guiding principles in the establishment of this policy. They are:

1. The Association has a clear responsibility for all exterior maintenance and repair of decks that can be considered routine or preventative in nature. The Board has the responsibility to spend Association funds wisely and to use good judgment when determining priorities
2. The Association will provide as many maintenance services as possible within the budgetary limitations established by its Members and based on the priority assigned by management and the Board. Priority will be assigned to deck replacements in this order:
  - A. A danger exists that cannot be corrected by replacing boards.
  - B. 50% or more of existing boards need to be replaced.
  - C. Normal aging and deck has extensive cosmetic problems.
  - D. Normal aging and cosmetic condition.
3. Until such time as additional funds become available to replace all decks using the priority method above, the Board hereby adopts the guiding principle of "preservation rather than replacement" for priorities C and D. Whenever possible, decks will be repaired by removing damaged boards and replacing them. Full deck replacements will occur, for the time, being when a deck has qualified for priority A or B above assuming funds are available. Any boards removed from a full deck replacement that are still in satisfactory condition will be saved and used to replace boards on other decks that are in need of some repair.
4. When surplus and/or designated funds become available, decks will be replaced with priority based on construction date of the buildings unless a particular deck is proven to have more extensive cosmetic damage than other decks, at which time that specific deck will be given priority.
5. Until funds become available, damaged or rotted deck boards will be replaced on an as needed basis using salvaged boards when available or new boards when salvaged ones are not available.

This policy formally adopted on 8-30-13.