

APPENDIX B

WINDSOR PARK DECK GUIDELINES

Many properties in Windsor Park have decks. For residents considering constructing, replacing, removing, or modifying an existing deck, the WP Homeowner's Board has prepared these guidelines. Notwithstanding the information included here, all deck designs and materials must be approved by the WP Board. This includes a sketch of the proposed deck and a sample of the material intended for construction as well as a completed Application For Approval of Exterior Modification. This form may be obtained from the President of the WPHOA or our property management company.

Homeowners are responsible for all maintenance and repairs to their decks. The Board may order any deck removed if it falls into disrepair, presents a danger to the residents of Windsor Park, has been modified without the consent of the Board, or does not conform to a plan previously approved by the Board.

As of the date of acceptance of these guidelines, all existing decks in Windsor Park shall be grandfathered-in. If any deck is upgraded, replaced, or requires more than minor repairs, then a deck meeting these guidelines must replace it. Also, when a property with a non-conforming deck is sold, the deck must be rebuilt according to current guidelines.

GUIDELINES

No deck may not encroach on common areas. The location of any new deck must be contiguous on at least one side with the existing property, either the home or garage. Any enlargement of a deck must be approved by the Windsor Park HOA board.

All decks shall be bordered on all sides with a railing except for access locations, e.g., stairs or egress doors on the home. All railing heights, staircases, or other details shall conform to all current St. Louis County codes.

Replacement decks shall be comprised of man-made materials. Colors shall replicate natural redwood or cedar.