



The Courtyards HOA

February 16, 2024

Policy/Guidelines on Porch and Deck Maintenance/Alterations

The following policy applies to porches and decks found on the side and rear of homes.

Porches are defined as attached structures that are outside the heated area of the house and which are screened or glassed in. They have a roof. These structures typically are supported by posts and beams and have air space underneath.

Decks are attached to the house and are not screened or glassed in. They do not have a roof. They are surrounded by a vinyl railing system and may have a stairway leading to the ground. They are also supported by posts and beams.

The height of a deck or porch above the ground is irrelevant to its status as a deck or porch. Both have a flooring system that is composed of manufactured boards made from a composite of wood and plastic byproducts typically referred to by the brand name TREX.

This policy does not apply to patios, which are structures that are simple flat, hard surfaces made from concrete, brick or stone supported by the ground itself.

Maintenance and alterations

Porch and deck surfaces are made from TREX or Trex like materials. This material comes with the color manufactured into it. This color may fade. Paints and stains may be used to restore the original color or change the color. If a color change is desired, a home owner must apply for approval. The color change must be to one that matches the color of the fascia boards on the porch. No other color will be approved.

Porch fascia boards may not be recolored without approval.

This Document has been reviewed and approved by The Courtyards at the Links at Gettysburg Homeowners Association Executive Board as of February 16, 2024.

This version of the ARC Porch and Deck Guidelines supersedes all previous versions.

Railings may not be altered or recolored. All railings in the community will have a consistent color, that being the color provided by the builder.

Supporting posts (vertical) are to be covered by a stone cladding. Wood support posts are permitted to be exposed only if less than two feet high, or if with approval, are hidden by lattice or shrubbery.

All other wood used in the construction of a porch or deck is classified as floor joists, beams, band boards and stringers. These are defined as follows:

Floor joists are strung perpendicular to the house. At the house side, they are attached to a ledger board. At the opposite end they are attached to a band board.

Beams run parallel to the house. They are supported by the posts. The floor joists rest on top of the beams.

Band boards run perpendicular to the joists, the ends of which are nailed to the band boards. In Links homes, these boards are visible under decks.

Stringers are the boards that carry the step treads. They run diagonally from the deck surface to the ground.

These boards are all made from pressure treated dimensional lumber. They will weather gradually and may become gray in color. These boards may not be stained or painted. They may and should be treated with wood preservative from time to time as routine maintenance only.

Band boards and stringers may be covered with cladding that is of the same color as the porch fascia boards. The cladding material that may be approved is manufactured lumber, composite or vinyl, no more than 5/8 inches thick.

Sincerely,
President
Courtyards Home Owners Association