

SPECIFICATION NO. 1_9

Approved: July 3, 2013

CONDO 96 **PRESSURE TREATED WOOD DECKS, RAILINGS AND PRIVACY FENCES**

1. The purchaser of a unit in Condo 96 with wood deck will have agreed to the following condition imposed by the developer:

“The Grantor shall have the right to construct wooden decks in lieu of patios, which wooden decks shall be a limited common element dedicated to the exclusive use of the unit owner to which unit the wooden deck abuts. The repair and maintenance of the wooden deck and the open space and property below the wooden deck (defined as the wooden deck area as constructed), will be the responsibility of the unit owner. In the event that the unit owner shall not maintain the wooden deck area, then the Association shall have the right to come upon the area and maintain it in a manner consistent with the remainder of the condominium, at the owner’s expense.”

2. In lieu of pressure treated wood, resident may use a composite material (such as Trex).
3. Wood decks may be expanded to a maximum of 180 square feet.
4. If the resident (owner) deems it necessary to change decking and no railing was provided by the developer, then the current resident (owner) must provide a railing to bring it up to current code. Railings shall be constructed as shown in Figure 2.

Also as noted in item #2, resident may choose alternate material such as vinyl in lieu of pressure treated wood.

5. A peripheral planting area not more than 3 feet wide along the edge of the deck or expanded deck is permitted. In which may be planted flowers, bushes or shrubs but which shall be maintained to not exceed 4 feet in height above the deck floor level. Deck expansion not to impede mowing operations.
6. A Manchester Township Permit is required for any changes to deck reconstruction or size change. Re-decking does not require a Township permit.

PRIVACY FENCES

1. Privacy fence can only be installed if deck areas are within 5 feet of each other.
2. Fence must be attached to deck
3. The Maintenance Department must approve the installation of the privacy fence.
4. The Fence must be the same style and type of vinyl fencing installed in the Village.
5. The Owner will be responsible for all costs and up keep of the fence.

LEISURE VILLAGE WEST ASSOCIATION
MANCHESTER, NEW JERSEY

ALL RESPONSIBILITY FOR THE MAINTENANCE OR REPLACEMENT OF THIS IMPROVEMENT IS THAT OF THE OWNER OR SUBSEQUENT OWNER AND NOT THAT OF THE LEISURE VILLAGE WEST ASSOCIATION. THE ASSOCIATION RESERVES THE RIGHT TO INSPECT THE INSTALLATION.

Figure 1

CONDO % WOOD DECKS
RAILING DETAIL
SCALE: 3/4" = 1'-0"

