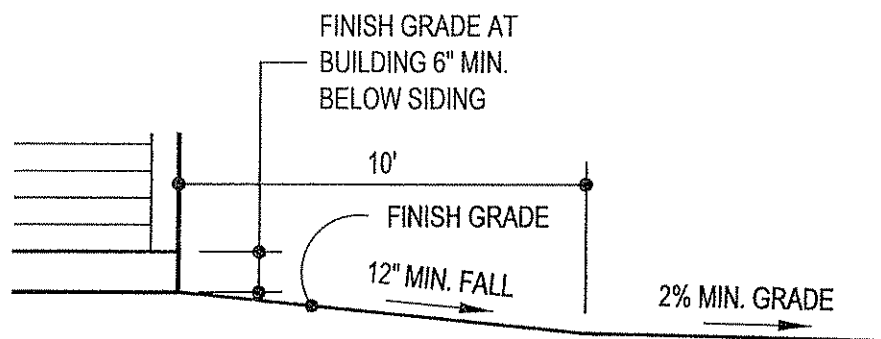


## Deck Requirements for Windsong Condominiums

These conditions must be satisfied before a deck can be built:

1. The existing patio slab must be sound, and fully supported by compacted earth and structural extensions of the building. Any voids, caving, or subsidence must be remedied before deck construction begins.
2. Grading must meet the conditions shown in the drawing below, with:
  - a. Grade (top of earth, gravel, or other finished surface) at building at least 6 inches below the siding or brick.
  - b. At least 12 inches of fall away from the building in the first 10 feet of horizontal distance. Any subsidence or low spots must be corrected.
  - c. Beyond 10 feet, the grade of landscaping must be at least 2 feet of fall for each 100 feet of distance, making a continuous drainage path to the nearest paved area.




3. Extend any downspouts adjacent to the deck to the deck edge farthest from the building, discharging onto a concrete splash block at least 3 feet long extending away from the building. Downspout extensions will ordinarily be of the same material as the vertical downspout, tightly jointed and painted to match, and must slope down at least 6 inches away from the building.
4. Decks may not be built until after any apparent structural defects to the building are repaired.

**Once the drainage, grading, and structural conditions are satisfied, the following criteria pertain to the deck itself:**

1. The design, extent, and finish of the deck will be compatible with other decks for units within the building and with decks on adjacent buildings.

- a. Storage doors may not be altered.
  - b. Spigots (hose bibs) may not be covered or concealed.
2. Submit preliminary design sketch to the Architectural Control Committee, showing the following information:
    - a. Plan showing dimensions of deck
    - b. Structural means of support for the deck
    - c. Materials for the deck and color chips for finishes to be used
    - d. Details of railings, steps, and other accessories
    - e. Plans to remove or alter existing irrigation sprinklers or landscape material (ground covers, shrubs, trees, etc.)
  3. Upon approval by the Architectural Control Committee, obtain a building permit from Arapahoe County and comply with all conditions of the permit. Upon completion, submit evidence of successful final inspection to the Architectural Control Committee.
  4. The Architectural Control Committee will observe the finished deck to verify compliance with the approved submittals.

**ADOPTED** by the Windsong Condominium Association Board of Directors, May 16, 2011.

A handwritten signature in black ink, appearing to read "Dianne Stains, Pres", written over a horizontal line.

Dianne Stains, President