

## **FARRINGTON TOWNHOMES HOA – DAMAGE POLICY REGARDING DECKS (2018)**

At the Farrington Townhomes Association Inc Annual Meeting, on November 26, 2018, the newly elected board discussed concerns related to deck repairs. While decks are clearly required to be maintained by the individual owner, the areas where decks attached to the units provide some unclear maintenance responsibilities. This newly adopted policy is intended to address the ongoing issues related to these areas. After much consideration, the Farrington Townhomes Association Inc Board of Directors has adopted the following policy regarding deck repairs:

### **Damage Policy Regarding Decks:**

*In any instance where damage to the siding, trim and adjacent areas that are typically required to be maintained by the HOA are revealed during a decking project, the HOA will review the damage and determine whether the cause of the damage is related to the attached decking components or caused by other circumstances.*

*If the damage found to HOA maintained areas is fully caused by unforeseen decking issues (such as a lack of flashing on the original deck) that the owner could not have otherwise prevented, the HOA will pay for 50% of the repair costs for the damage to the areas of the building where the deck was attached. Any costs related to the repairs to deck, decking boards or any other deck component as part of the effort to repair the building would be solely on the owner. The HOA will not cover the cost of replacing decking boards that are not able to be recovered after removal to provide access to the areas where the deck meets the building.*

Farrington Townhomes HOA Inc

Board of Directors – November 2018