

FAIRWAY NINE II HOMEOWNERS ASSOCIATION

DECK MODIFICATION PROCEDURE

1. All deck modifications must be submitted to the board with a set of plans and request for architectural change using Fairway Nine II ADC form. Plans must include those that show the existing deck and plans for the modifications that include correct dimensions. They must be plans that would be satisfactory for the City of Sun Valley and SVEA.
2. A pre-construction meeting with the owner and contractor along with Fairway Nine II Property Manager and a board representative. The meeting will be held at the job site with all appropriate construction documents including the building permit. No construction will commence until this meeting is held and Property Manager gives the OK to proceed.
3. Any homeowner who wants to extend the deck 3' in width must also lengthen the deck to the standard approved length for 3 bedroom (32'4") or 4 bedroom (33'6") units if not already extended in length.
4. Provide rendering showing bench layout, steps, bench posts, flower boxes etc. Step guidelines: steps along the golf course must be described in detail with the deck plans. The location is flexible due to varied hillside slope and personal preference. They can be either stone or wood. Steps at the North or South corner facing the road/chimney chase are to be consistent in design and be either stone or wood. They are to be located along the deck fascia that extends past the building wall and faces the chimney chase and the street. Detailed design must be included with the application.
5. Width extensions must be no further than 36" from the existing deck maximum of 15' feet for the 3 bedrooms and 18' feet for the four bedrooms.
6. Length extensions must adhere to the standard 3 or 4 bedroom extension.
7. The fascia board must approximately 2" above the ground.
8. There must be suitable support via additional piling or appropriate design to prevent movement and other possible changes of the extended portion.
9. Deck extensions will change "privacy" features with one's neighbors. All homeowners who extend their deck must consider appropriate modifications of these areas to maintain neighbor harmony. Landscape area to be put in original condition within 15 days of deck completion.
10. All costs pertaining to changes of the common area to accommodate deck extensions, i.e. sprinklers system, vegetation, etc., will be borne by the homeowner.
11. Homeowner must submit schedule of start and completion date.
12. All deck modification plans must be submitted to SVEA ADC and the City of Sun Valley.