

## **FAIRWAY NINE II HOMEOWNERS ASSOCIATION WOOD DECK REFINISHING SPECIFICATIONS**

Deck Specifications – On a semi-annual basis (even numbered years), each Fairway Nine II unit owner shall have maintenance performed on their front entry and rear patio deck. The work is to be completed by June 30th. The following specifications shall apply.

1. Sand with a minimum of 80 grit sandpaper to remove weathering on patio deck, seat boards and front entry.
2. Clean painted side boards and base boards surrounding deck to remove scaling or flecking paint.
3. Use “Superdeck”, or “Messmers UV Plus” stains or equivalent. Color to be natural, red cedar, or redwood.
4. The fascia board paint color should match building siding color.
5. Replace all defective materials (eg. Boards, fasteners etc.).
6. For those homeowners that are too busy to contract for the work to be done, the property management will provide you with the names of three approved contractors to do the work. The board is confident that these contractors will do the work to the specifications. Their work will be monitored to ensure compliance.
7. If for some unknown reason the homeowner does not complete the work, Fairway Nine II Board of Directors will have the refinishing done after Labor Day and the cost will be charged to the homeowner.

The property management company will maintain the contact information of three preferred contractors to do this work and can be contacted at anytime for this information.

Fairway Nine II Board of Directors Approval

May 12, 2014