

# TOWER LAKES OWNERS' ASSOCIATION, INC.

## Board of Trustees

Procedural Policy: 2017-01

Subject: Deck Stain and Composite Decking/Railing/Balusters Colors

Date: June 20, 2017

Effective Date: June 20, 2017

Revision Dates: 10/10/2024; 12/5/2023; 4/24/2019; 8/21/2018

Reference: Deck Stain and Composite Decking/Railing/Balusters Colors

Authority: Ben E. Mason, President, Board of Trustees

### NEW PROCEDURE

Historically there have been a wide variety of deck colors in the Community; This variation does not lend itself to the upscale standards the residents and prospective buyers expect. In an effort to eliminate confusion over accepted deck stain colors, address discontinued stain colors, and ensure greater uniformity while protecting aesthetic quality within the Community, the following policy is established.

- A. STAINING / RE-STAINING - DECK / RAILING & BALUSTERS
- B. DECK REPLACEMENTS & RESTRUCTURING

#### A. STAINING / RE-STAINING - DECK / RAILING & BALUSTERS

The Board of Trustees requires a **VARIANCE REQUEST** be completed and submitted for approval prior to any material purchase or staining / re-staining of deck, railing & balusters.

Approved Stains (Ask for Tower Lakes Discounts)

- **Sherwin Williams**
  - Super Deck Tower Lakes Saddle (solid stain to match Trex Saddle)
  - Super Deck Tower Lakes Tree House (solid stain to match Trex Tree House)
- **Flood Brand**
  - Pro Series Solid Color Stain – Russet
  - Pro Series CWF-UV Semi-Opaque – 705 Russet
  - Pro Series CWF-UV Semi-Transparent – 705 Russet

Other stain colors **NOT** listed above **REQUIRE** a physical color sample attached to the Variance Request.

(See page 2 for “**DECK REPLACEMENTS & RESTRUCTURING**”)

**B. DECK REPLACEMENTS AND RESTRUCTURING**

The Board of Trustees requires a **VARIANCE REQUEST** be completed and submitted **along with this completed form** (Procedural Policy 2017-01) for **approval prior to any material purchase, work or installation** of deck reconstruction, replacement, or reconfiguration.

**Composite Decking Material / Railing & Balusters Components**

- If the decking is being replaced with composite materials—Trex, TimberTech (By AZEK), or other brands—the same requirements shall be met. Railings, posts, balusters, fascia boards and other deck components shall be SIMILAR in color to the decking.

**Trex**

- **Approved Composite Deck Colors:** Saddle; Spiced Rum
- **Approved Composite Railing Colors:** Charcoal Black; Vintage Lantern

**TimberTech (By AZEK)**

- **Approved Composite Deck Colors:** Mahogany; Dark Roast; Brown Oak

Other materials **NOT** listed above **REQUIRE** a physical color sample attached to the Variance Request.

**Unit Owners reconstructing the deck in any way must agree to the following:**

Initial Below:

1. **Contractor:** Registered / licensed with the City of Mansfield (required) to do the permitted work. \_\_\_\_\_
2. **Insurance:** Contractor's proof of insurance is required. \_\_\_\_\_
3. **Permit(s):** As the Unit Owner, I understand it is MY responsibility to comply with the City of Mansfield, Ohio building codes and permits, zoning regulations, related city ordinances, permits, inspections, application(s) and pay for related fees. \_\_\_\_\_
4. **Installation:** Per Manufacturer's recommendations. \_\_\_\_\_

Unit Owner's Name: \_\_\_\_\_

Building Number: \_\_\_\_\_ Address: \_\_\_\_\_

Contractor's Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Contractor's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Building Representative: \_\_\_\_\_ Date: \_\_\_\_\_

Board Approval: \_\_\_\_\_ Date: \_\_\_\_\_

*PURCHASE AND INSTALLATION CAN ONLY BEGIN AFTER THE BOARD OF TRUSTEES' APPROVAL.*