



DECK REGULATIONS

(Refer to Article IV – Architecture and Landscaping)

In order to preserve and protect the desirability and attractiveness of Hedingham Athletic Club home sites and to preserve the harmony of external design within Hedingham Athletic Club, the following regulations, as submitted by the Architectural Review Committee (ARC), concerning the construction of decks within Hedingham Athletic club have been approved. Refer to Article IV –Architecture and Landscaping of the Declaration of Covenants, Conditions, and Restrictions for Hedingham Athletic Club and other areas.

1. All requests for the construction of decks will be submitted in writing to the ARC (forms may be obtained from the Property Manager, via the internet or in this Community Book).
2. All requests will contain a plot plan indicating the location and dimensions of the proposed deck. The plot plan will indicate the location of all landscaping around the structure.
3. All requests will contain an elevation sketch indicating height, length, and width dimensions of the proposed deck.
4. The resident will obtain all necessary building permits from the City of Raleigh and comply with all applicable Town regulations. The building permit must be obtained before construction can begin.
5. The only approved construction material is pressure treated lumber or the new vinyl composite. The bottom part of the deck must be enclosed with lattice.
6. The deck may remain unpainted and unstained; however, a sealer may be used to protect the lumber or the deck may be painted either the lightest color of your trim, white or stained. All colors must be approved by ARC.
7. The deck will conform to the overall design and aesthetic appeal within Hedingham Athletic Club.
8. Construction of the deck may not begin until the ARC has provided the resident with written response.
9. The ARC, reserves the right to inspect the deck to insure that the deck has been constructed according to the approved plan. Deviation from the approved plan may result in the deck being dismantled and rebuilt according to the regulations.
10. **CONSTRUCTION MAY NOT OCCUR** until applicant has received written approval from ARC.