

April 16, 2012

DECK AND FENCE REPLACEMENT

If your deck is an original it will likely need to be replaced unless by chance it can be brought up to current Montgomery County building code.

However, if your deck has not been updated then save yourself time because the original decks are 25 plus years old and are simply not up to code and likely will have to be replaced.

All new decks must have been approved by the Architectural Control Committee and Board of Directors before construction begins. Only #1 Pine lumber is acceptable. If you are building a composite deck then the color must match the Behr weather proofing color listed below... Only licensed and certified contractors for Montgomery County, Maryland are permitted. **This means construction cannot begin until a County Building Permit has been issued.**

IF YOUR DECK HAS BEEN PREVIOUSLY STAINED IMPROPERLY REMOVE WITH" BEHR ALL-IN-ONE WOOD CLEANER" FOR DECKS AND FENCES. YOU MAY ALSO HAVE TO PRESSURE WASH. THEN USE FOLLOWING SEALANT:

ALL DECKS MUST BE SEALED WITH "BEHR WEATHER PROOFING WOOD FINISH" IN "NATURAL" TRANSPARENT COLOR. NEW DECKS SHOULD NOT BE SEALED FOR 4-6 MONTHS AFTER CONSTRUCTION

PRIVACY FENCES- If your rear privacy fence is attached to your house then you own it and it is your responsibility to keep it in good repair (on both sides). End units normally have both fences attached to their unit.

Once again the original privacy fences are also 25 plus years and will need replacing. **Once replaced please use the same "Behr weather proofing wood finish" in "natural".**

Thank you for your cooperation

GPTC Board of Directors

