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APPROVED DECK POLICY **ADOPTED AUGUST 17, 2020**

TO: GROSVENOR PARK TOWNHOUSE CONDOMINIUM HOMEOWNERS

FROM: SHIREEN AMBUSH, PCAM, CPM
PROPERTY MANAGER

DATE: AUGUST 20, 2020

As all homeowners were previously notified, the GPTC Board of Directors met on August 17, 2020, at which time they adopted a new policy that mandates all residents use the following specifications for deck installations, modifications, or repairs:

- 1. No paint shall be applied to any deck under any circumstance.**
- 2. Any modification to the deck color or materials requires prior ACC approval and if no approval is obtained the homeowner will be asked to strip the unapproved color from the deck and re-stain the deck in an approved product and color. The ACC will not approve any black, white, redwood, or red colors. Various colors of brown will be considered provided a sample color stain is provided.**
- 3. Homeowners with existing decks that wish to re-stain or re-seal their existing deck may do so using a deck stain or sealer that is approved by the ACC.**
- 4. For any newly constructed deck, all wooden portions of the deck must be sealed using the approved Behr Sealer Product: Behr #T-500 Natural Clear Transparent Waterproofing Exterior Wood Finish. Behr #T-500 Natural Clear Transparent Waterproofing Exterior Wood Finish is the only approved deck sealer for newly constructed decks.**
- 5. Homeowners constructing new decks that prefer to replace their deck flooring with composite deck flooring may use one of the eleven approved colors of composite deck flooring manufactured by TimberTech and Trex that are attached to this approved policy. No other composite deck color will be approved. Composite decking may only be used for deck flooring.**
- 6. The remaining structural components of the deck (framing, posts, railings, etc.) should be built with structural lumber, pressure treated #2 Southern Pine (or better) as required by Montgomery County Department of Permitting Services Regulations and sealed with Behr #T-500 Natural Clear Transparent Waterproofing Exterior Wood Finish.**

Timber Tech Azek Custom

Timber Tech Azek Mahogany

Timber Tech Azek Morado

**Timber Tech Azek -
Cypress**

**Timber Tech Azek -
Mahogany**

**Timber Tech Azek -
Morado**

Timber Tech Pro Antigua Gold

Timber Tech Pro Tigerwood

Timber Tech Azek Sapele

**Timber Tech Pro -
Antigua Gold**

**Timber Tech Pro -
Tigerwood**

**Timber Tech Azek -
Sapele**

Trex Transcend Tree House



**Trex Transcend -
Tree House**

Trex Transcend Tiki Torch



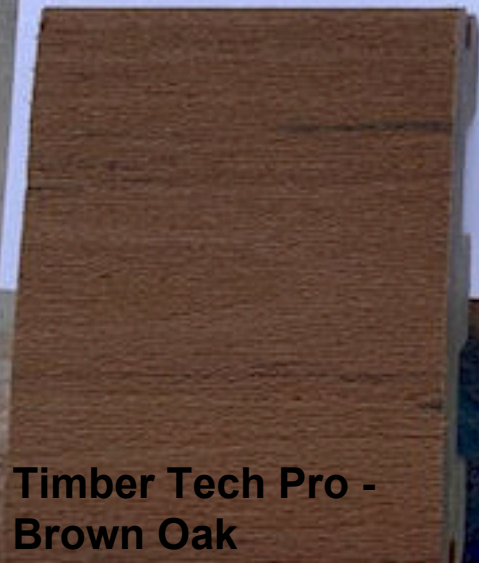
**Trex Transcend -
Tiki Torch**

Trex Transcend Havana Gold



**Trex Transcend -
Havana Gold**

TimberTech Pro Brown Oak



**Timber Tech Pro -
Brown Oak**

Trex Enhance Beach Dune



**Trex Enhance -
Beach Dune**