

## **1.0 Purpose**

It should be understood from the outset that the maintenance of all decks, screen porches and sunrooms are the responsibility of the homeowner and not that of The Oaks Home Owner's Association (HOA). The HOA Guidelines for rear decks, screened porches and sunrooms are intended to provide guidance regarding certain architectural design characteristics that are either desired or required to be incorporated into any changes made to residences at The Oaks of Avent Ferry. The guidelines are not intended to constitute a complete list of criteria that must be satisfied to render proposed designs acceptable to the HOA Board, nor will compliance with all of the requirements and criteria set forth in the guidelines insure approval. Architectural continuity and a respect for context are important precepts in the development of The Oaks of Avent Ferry physical environment. Accordingly, any changes should be shaped in a style sympathetic to the current architecture.

A commonality of design approach helps to ensure that any architectural changes express the values of the larger community, rather than solely the whims of the individual owner. In that spirit, the material put forth in the Guidelines are meant to guide rather than dictate design. The HOA is pledged to work with the owners to achieve this balance of the common good and private enjoyment.

## **2.0 Definitions**

### **2.1 Deck**

Deck is defined as an unenclosed exterior addition to the rear of the home, constructed of wood or high quality, durable, man-made framing. For additional information and code requirements for the city of Raleigh see: "Typical Deck Details" Based on 2009 NC Statewide Building Code (on-file as PDF from Wilson Property Management).

### **2.2 Screened Porch**

Screened porch is defined as a fully enclosed exterior addition to the rear of the home, constructed of wood or high quality, durable, man-made framing such as coated metal or composite material and screening. The additions, including any exterior door to the structure, must be composed predominantly of screening material.

## **2.3 Sunroom**

A sunroom is defined as a fully enclosed exterior addition to the rear of the home, constructed of wood or high quality; durable man-made framing such as coated metal or composite material and glass. The addition, including any exterior door structure, must be composed of predominately glass material.

## **3.0 General Guidelines (applies to decks, screened porches and sunrooms)**

### **3.1 Components**

All components shall be either pressure treated wood or cedar or high quality, durable man-made framing such as coated metal or composite material and glass. Composite decking, coated metal and other composite materials are permitted provided a color sample is submitted and approved prior to construction. All fasteners shall be either galvanized or stainless steel. Any attachment to the unit structure shall be attached per applicable codes and subject to field inspection. In addition, any attachments shall be appropriately flashed to prevent moisture infiltration and subsequent moisture damage.

### **3.2 Foundation landscaping**

Foundation landscaping and planting are encouraged and if possible should be incorporated to provide a visual base to all decks and/or enclosures.

### **3.3 Footings**

All footings shall be a minimum of 12" x 12" x 16" and the bottom of the footing shall be no less than 16" below finished grade. Vertical support post shall not be encased in concrete and should be anchored to concrete footing with appropriate anchors/strapping in accordance applicable building codes.

### **3.4 Vertical Flooring Supports**

All vertical flooring supports shall be pressure treated 6" x 6" wood post and shall be spaced as required for compliance with applicable codes and structural requirements. Diagonal rather than "X" bracing should be used for vertical supports.

### **3.5 Structural Framing**

All framing shall be detailed in a manner consistent with quality construction practices and applicable building codes.

**Header Joist:** Header Joist and ledgers shall be pressure treated nominal 2" x 10" or greater. Where the header joist or ledger is attached to the dwelling unit, the structural member shall be into the structural rim joist of the dwelling unit and shall be bolted as required for code compliance. In addition, all penetrations and attachments to the unit's structure shall be appropriately flashed.

**Joist:** Joist shall be pressure treated nominal 2" x 8" or greater and shall be spaced no more than 16" on center. All joists shall be attached with Simpson Joist Hanger or similar. All ledgers shall be 2" x 2" or greater and fastened as required for structural loading condition.

### **3.6 Decking**

All decking shall be a minimum of 5/4" pressure treated wood decking or approved composite decking.

### **3.7 Railings**

Where the deck is greater than 30" above finished grade, the railings shall be no less than 36" in height. All railings shall be constructed with vertical 2" x 2" pickets with no openings larger than 4" clear and a top rail ledge constructed of 2" x 6" mitered at all corners. All stairs and handrails shall comply with applicable building codes.

### **3.8 Deck/Foundation Skirt**

If homeowner so desires, decks, screened porches and sunrooms can be trimmed with orthogonal lattice at the underside of the deck and provide access doors as required. Prior to installation of the skirt, the owner shall ensure that no metered utilities are located in inaccessible areas.

### **3.9 Screen Enclosures and sunrooms**

Screened porches and sunrooms shall be constructed to maintain a consistent aesthetic with the basis of design for decks. All screen porches shall contain a horizontal member 36" above the deck area to be consistent with the railings of other decks. All permanent roofs shall be installed, detailed and flashed per best construction practices and in compliance with all applicable codes.

### **3.10 Roofs**

All permanent roofs shall be installed, detailed and flashed for best construction practices and in compliance with all applicable codes. For consistency, all permanent roofs shall have composite shingles similar to the existing shingles. Skylights may be incorporated into solid roof structures. The roof structure, gutter, down spouts and splashguards associated with the structure are functional and appropriate to mitigate water run-off and potential drainage impact on the home itself, neighboring properties and common areas. If the applicant does not propose to install new gutters or downspouts, the application shall fully address the rationale for this omission.

Roof overhang width should be no greater than existing roof overhangs at The Oaks of Avent Ferry.

### **3.11 Awnings**

The HOA Board shall only review for approval an exterior stationary or retractable awning if the application demonstrates that the awning shall be clearly compatible with the architectural design and qualities of the home and meets the following criteria:

- a. Of a plain design without decorative features and solid colors
- b. Compatible with the color scheme of the house: oxford brown, forest green, tan, gray.
- c. Consistent with the visual scale of the house to which the awning is attached.

Frames or structural supports for awnings should match or be compatible to the trim or dominant color of the house.

### **3.12 Finishes**

All wood surfaces shall be stained with oxford brown or metal finish should be equivalent to oxford brown.

## **4.0 Architectural Review:**

A completed architectural request form accompanied by plans for proposed decks, screened porches and sunrooms should be submitted to The Oaks HOA Board for review. Once the architectural review has been completed and plans approved by the Board, a copy of architectural request and plans will remain on file with The Oaks HOA. Applicants must then obtain a Raleigh city building permit before beginning the project.

## **5.0 Permitting:**

All Plans for proposed new decks, screened porches and sun rooms shall be submitted to the City of Raleigh for appropriate permitting. The owner shall provide The Oaks HOA (via Wilson Property Management) with file copies of all drawings and building permits as required by the City of Raleigh. All permitted work will be subject to field inspections by the City of Raleigh and subject to compliance with the North Carolina Residential Building code.

In the event the proposed addition or alteration requires the relocation of any mechanical, electrical or plumbing devices or lines, all work shall be performed by a contractor holding a valid license in the respective trade.