

Decks

Members are allowed to build outdoor decks behind their townhouse. The Member must adhere to the following policies:

1. An approved Installation/Alteration Permit is required.
2. Miss Dig at 1.800.482.7171 must be called prior to any work beginning. This is the Member's responsibility.
3. The Member must obtain any required permits from the City of Lansing, State of Michigan or any other authority. Any cost associated with the permit(s) is the Member's responsibility.
4. Deck wood must be pressure treated lumber.
5. The deck color can be left natural, or may be painted/stained redwood, gray, or white. Any other colors must be approved by Management and/ or the Board by submitting a written request.
6. The deck must be free standing. The deck cannot be attached to the building.
7. The deck footings must be cemented at least three (3) feet into the ground.
8. The width of the deck cannot exceed the width of the townhouse.
9. The length cannot exceed twelve (12) feet; however, two (2) additional feet are allowed for steps, landscaping, etc. Nothing can extend beyond fourteen (14) feet.
10. The bottom portion of the deck is to be completely enclosed. Landscape fabric or Visqueen must be used to control the growth of weeds underneath the deck.
11. The Member is totally responsible for the maintenance and upkeep of the deck and its surrounding area. This includes repairing loose or broken wood, periodic resealing, trimming weeds and grass, etc.
12. Construction and any repair work must meet all building codes, contain quality materials, and be visually acceptable in every respect.
13. Effective November 1st, 2023, all repair work will require an Alteration Permit be submitted for approval. If the deck is installed before permission is granted, the Member may be required to remove the deck or bring it into compliance with the 'Deck' Policies. This will be at the Member's expense.

Decks

14. Decks must be completely surrounded by a railing with a minimum height of thirty (30) inches or by current building codes. The railing cannot exceed a maximum height of forty-two (42) inches. The railing can be constructed of any suitable material.
15. The railing cannot be built above the level of the adjoining Member's kitchen or dining room window sills. In order to maintain this railing requirement, the deck may have to be built lower to the ground.
16. Partitions are allowed so long as they are not built to exceed the level of the adjoining Member's kitchen or dining room window sills. The partition may be constructed of any suitable material. .
17. The partition may not extend more than eight (8) feet from the rear of the townhouse, at which point a railing may continue in accordance with above rules above.
18. The deck/railing must be constructed in such a way as to not interfere with access to outside faucets, utility meters, or other such equipment. Room for a person to service such items must be available.
19. The deck must have a three (3) foot wide exit/entrance onto the lawn area.
20. The deck, or any portion of the deck, cannot be higher than the bottom of the back door. The floor of the deck cannot be higher than the bottom of the back door. The rear porch and steps cannot be removed.
21. Once constructed, the deck must be inspected by Management for final approval. If the deck does not conform to this policy, corrections will be required or the deck must be removed at the Member's expense.
22. If the deck is removed, the area returned to its original condition. Please refer to the 'Landscaping' Policies of this handbook.
23. If a Member wishes to have the deck materials removed by maintenance, the wood must be cut into four (4) foot pieces.
24. If a member fails to bring the deck into compliance an outside contractor may be hired to bring the deck into compliance and all costs will be charged to the member.

Decks

25. If the Board of Directors should require the removal of a deck, an outside contractor will be hired to remove the deck and restore the area to its original condition. All expenses will be charged to the member.