

## CHERRY GROVE CONDOMINIUM ASSOCIATION

### DECK CONSTRUCTION AND MAINTENANCE

1. The application for alterations/modifications shall include:
  - a. A completed "Request for Modification" form signed by the Co-owner.
  - b. A deck specification summary sheet attached to the Modification Request **with the following:**
    - Overall dimensions
    - Ground preparation
    - Post sizes. The minimum depth for posts or footing is 42". Post holes must be dug in solid ground.
    - Beam sizes
    - Joist sizes
    - Decking material (red cedar) and fastening method
    - Stairs – material and stringer size
    - Railing assembly – size, spacing and material
  - c. A \$200.00 cash bond payable to the "Cherry Grove Condominium Association", shall be included with the modification request. The bond will be refunded after the alteration/modification passes Canton Township and Association final inspections. Work shall not commence until written authorization has been given by the Association and a building permit has been granted by Canton Township.
2. The Co-owner shall obtain the necessary building permit(s) from:

Canton Township  
Building Department  
1150 S. Canton Center Road  
Canton, MI 48188
3. The Co-owner shall be responsible for the removal and off-site disposal of existing sod, landscaping material and construction debris. Debris removal and cleanup shall be completed within two (2) days of alteration/modification completion. [Other Association grounds and/or adjoining properties shall not be used as disposal sites.]
4. The Co-owner is responsible to request a final inspection both from Canton Township and the Association.
5. The Co-owner shall provide the Association with copies of Canton Township approvals when requesting the Association's final approval and the release of the \$200.00 bond.
6. All applications, written correspondence, bond refund requests and Co-owner questions shall be directed to the Association's current management agent.
7. The Co-owner is responsible for all maintenance and the regular staining of his/her deck with a UV protecting semi-transparent stain.

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| Policy approved by the Board:   | March 15, 2005 |
| Policy Mailed to all Co-owners: | March 18, 2005 |
| Policy effective:               | Immediately    |