



A Premier Planned Community in West Hanover Township, PA

## BEPOA DECK and PATIO POLICY

Effective: 01 May, 2024

### **Deck and Patio General Requirements**

Deck and patio repairs, additions, alterations, and new builds must go through a review and approval process for all single and townhomes.

### **Review and approval process for all single home and townhome decks and patios:**

- An Architecture Form (ARCHForm) must be completed by the homeowner and submitted to the current management company.
- An estimated start and completion date must be provided before construction starts.
- The timeframe of the project shall not exceed two weeks. The homeowner is responsible for keeping the Board abreast if a project exceeds two weeks.
- The brand, model, style, color, materials to be used, and details of the project should be included on the ARCH Form.
- A photo of the existing deck or patio and a scaled diagram/drawing with measurement specifications of the proposed deck or patio should be included with the ARCHForm.
- A photo of the building group's back area must be submitted with the application for a townhome.
- Upon receiving approval of the project proposal from the Board, the homeowner must contact West Hanover Township to obtain the required permit/s and provide a copy to the Architecture Committee Chair.
- No work can begin on a deck or patio until the Board approves it.

### **Townhome Deck Requirements and Restrictions**

#### **Townhome Original Decks:**

- Original decks may be repaired using materials like the existing deck and go through the review and approval process.

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- If an original deck must be replaced, it should be replaced with the same size and style of decking, rails, and rail cap.
- Original decks may be replaced using pressure-treated lumber or composite materials with the same dimensions.

### **Original decks may be modified with the below considerations:**

- Must be limited to 16 feet wide (or the actual home width of less than 3 feet) and will include an 18-inch mulched border on either side.
- If using pressure-treated lumber, boards, and rails should be stained in natural wood color, including but not limited to beams/joists, posts, decking, rails, and rail caps.
- If using composite materials, deck boards should be of a natural wood color, with the rails and rail caps matching or white.
- Original decks may not be enclosed to create a porch, veranda, or room-type enclosures.
- Original decks may not have additional structures or builds not limited to but including gazebos or pergolas-type structures.
- Privacy screens are permitted as per the Privacy Screen Policy

### **Townhome Patio Requirements and Restrictions**

- Changes to original patios, additions, and patio gardens must be reviewed and approved.
- Any new or modified patio shall be limited to 16 feet wide (or the actual home width of less than 3 feet) including an 18-inch mulched border on either side.
- The edge of the patio and/or sitting wall shall be 18 inches (minimum) away from the neighboring property lines on either side.
- The maximum that the patio may extend from the rear of the home is 19 feet at its greatest depth in the center, where the opening in the wall is located.
- The Board has the right to limit the size of any patio based on landscape needs and the ability of mowers to cut grass without obstruction.
- The top of the paver patio shall be established at the same height as the top of the present cement patio.
- The patio shall be appropriately graded for water runoff away from the home and away from the neighboring homes.
- If floor drains are part of the patio design, they must be run to a French drain in the property owner's yard.

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- An extension for the existing downspout is recommended to bring the water out to the end of the patio, and it can be hidden under the mulch.
- The curved outer corners are necessary for mowing and may not be squared off.
- A mulched buffer of 18 inches must exist around the outside of the patio.
- No sitting wall is to exceed 21 inches in height.
- The lighting must be switchable and turned off when not in use.
- The lighting shall be low wattage/lumen:
- Six (6) sitting wall lights - 15 watts max incandescent / 3 watts max CFL / or equivalent LED (1 watt max)
- Two (2) lantern lights - 40 watts max incandescent / 9 watts max CFL / or equivalent LED (4 watts max)
- The fixture color should be brass or black to fit with the existing lighting at the rear of the homes.
- The paver color should be a natural or earth-tone color that matches the existing exterior color scheme of the home.
- The paver color may be a solid, blended, or tumbled color, but shall not be white or black.
- Patios may not have pergolas-type structures or gazebos built over them.

### **Considerations during projects:**

- Materials must be kept off neighbors' properties.
- It is understood that crossing neighbors' properties will happen because it is a townhome but should be minimized.
- As much as possible, materials and work should minimize the impact on the landscaping crews, which should only be a concern on mowing days.
- If necessary, any lawn or landscaping condition must be fixed upon project completion.
- Neither the Association nor its contractors will be responsible for mowing or landscaping under or around these new structures. Thus, there is a requirement for an 18-inch border of mulch to be placed around the border of a first-floor level/ground-floor deck and a patio.

### **Version History:**

Original Policy Approved May 1, 2009

Update Approved June 10, 2010, May 22, 2021

Update November 8, 2021, April 17, 2024