

**Ledgemere Country Condominium Association**  
*Deck Gate Specifications*

The following is a list of parameters for the installation of a deck gate:

1. All costs, liability, appropriate insurance coverage, and ongoing maintenance relative to this installation are to be borne by the unit owner. Exterior routine maintenance will continue to be performed by the Association.
2. There must be a building permit pulled at the Town Hall by a licensed and insured contractor. A copy of the contractor's license and certificate of insurance are required prior to starting the job. A \$100 fine will be added for non-compliance. Workers compensation and \$1,000,000 of general liability insurance are required. The unit owner is responsible for providing to the Association, via the management company office, a copy of the signed permit before installation has begun and after it is completed.
3. The installation shall meet or exceed all Town and State Building Codes.
4. The unit owner shall be responsible for any damage to the common areas.
5. Deck gates are to be constructed from pressure treated wood. Gate hinges are to be galvanized (or equivalent) and be a minimum of 3 1/2" tall. Gate latches are to be galvanized (or equivalent) and will be self locking. Gate frames will be a minimum of 3" wide and made from 5/4 stock. Spindles will be 1 1/2" wide and made from 5/4 stock. Spindles will be screwed to the frame and have a maximum spacing of 4". Frame corners will be half lapped and joined using screws and exterior glue.
6. The authority for final inspection for cosmetic compliance is retained by Ledgemere Country Condominiums through its managing agent and/or committees and/or site staff.

I (We) have read and understand the above-stated procedures.

\_\_\_\_\_  
Unit Owner Printed Name

\_\_\_\_\_  
Unit Owner Signature

\_\_\_\_\_  
Date