

BAY HOUSE CONDOS

DECK, BALCONY AND PATIO STANDARDS

All repair, replacement or enlargement of decks, balconies and patios must be approved by the Bay House Management and the Bay House Board of Directors.

Any irrigation or other common elements that must be moved in order for work to be done will be paid for by the owner of the deck, balcony or patio.

Any irrigation or other common elements that is damaged during work to be done will be paid for by the owner of the deck, balcony or patio.

Deck Standards

- Deck replacements must meet or exceed standards of decks built in 2021 – as built documents in Bay House office
- Deck must extend 14 feet from the unit's sliding door
- End units may have side decks extending a maximum of 10 feet from the exterior side wall of the condo, provided a minimum 3 foot clear passage must be maintained between buildings
- Unit owner is responsible for maintenance, repair and if necessary replacement of deck planking and deck substructure (pilings, ledger boards, joists, etc.)
- Association is responsible for maintenance, repair and if necessary replacement of steps/stairs, gates, railings, and deck skirting

Patio Standards

- Contractor must be approved by Bay House manager and HOA Board of Directors
- Patio slabs may extend up to 14 feet from the units' sliding door, and side extensions are allowed up to the property line of the unit, provided there is clearance for common elements and a minimum 3 foot clear passage maintained between buildings
- Surface - washed aggregate or Sundeck, color Ocean Sand
- Unit owner is responsible for maintenance, repair, and if necessary replacement of patio slabs
- Association is responsible for earth work or drainage remediation to protect patio slabs from irrigation and rain runoff accumulation
- Side (kitchen) patios may not extend beyond 10 feet from the side door
- For side (kitchen) patios, the Association is responsible for the construction, maintenance, and repair of screens, railing, and gates
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Balcony Standards

- Owner supplied engineered plans meeting TDI certification
- Balconies may be extended outward to the edge of the building
- Unit owner is responsible for maintenance, repair and if necessary replacement of balcony planking and balcony substructure (supporting members, ledger boards, joists, etc.)
- Association is responsible for maintenance, repair and if necessary replacement of railings