

Resolved - that the following criteria shall be used to approve homeowner-installed wood decks:

Ski Ti Ranch Deck Approval Criteria

Deck approval is conditional on construction performed as described below, and any additions made by a homeowner in a manner that differs from these requirements will be removed or modified at the homeowner's expense following a written request from the Board.

Wood used for deck, railings, benches and underneath supports shall be #1 grade pressure treated pine, with .40 treatment required.

The footings shall be set in concrete.

The original stain must be a dark natural wood color, and sealed with high quality sealant. The original stain and seal are to be done at the owner's expense at the conclusion of the deck's construction. Subsequent staining and sealing to be done by the HOA.

Any bench seat shall be no taller than 23 inches tall as measured from the deck. Backless benches are required on ground level decks. Bench design must mimic deck railing design. Benches are to be constructed of the same material as the flat deck.

Deck railings are required on decks that are more than 24 inches above the ground. They are not required, or preferred, on decks that are closer to the ground. Railings are to be of plain vertical 2 x 4 designs, capped with a plain board. Railings and benches are to be stained and sealed as part of the deck. Railings are to be constructed of the same material as the flat deck.

Approved by the Ski Tip Board of Directors by unanimous written consent August 22, 2006

Ed Wood, President