

APPENDIX A: Deck and Patio Building Guidelines

Decks

1. Elevated decks are appropriate for the rear of townhouses, but their individual design is dependent upon:
 - a. Height of rear stairs;
 - b. Location of crawl space door;
 - c. Exposure to street or to other townhouses;
 - d. Unusual topography or drainage conditions;
 - e. Architectural harmony with Countryhouse's overall design; and
 - f. Footprint of homeowner's property. (Decks cannot be constructed on Common Property.)
2. All aspects of their construction must conform to state and local building codes.
3. Deck structures cannot be attached to the adjacent townhouse or "party wall."
4. The style of the deck shall be consistent with the design of Countryhouse townhouses, as well as with the individual rear stairs.
5. Standard lattice framing may be used to screen open space below a deck.
6. Decks, stairs, and lattice framing must be sealed to prevent water damage and preserve the wood. A clear/transparent sealer may be used; homeowners who would like to stain their decks a color, whether it's a wood tone or something that blends with the siding, must apply to the Architecture Committee for approval for their color choice.
7. Homeowners who want to use Trex Composite Decking or a similar product must include in the application the color they want to use.
8. Any on-going repairs or maintenance costs remain solely the responsibility of the homeowner.
9. Owner shall submit detailed drawings and description of the work to be done, and a photo of the area where the deck will be, to the Architecture Committee for Board approval. Please see Appendix B.
10. Owner must be sure that owners in the immediate vicinity of proposed construction are advised of a deck application and given the opportunity to comment.
11. If the deck structure is visible from the street or from other houses, appropriate year-round landscaping or lattice is required for screening the base of the structure. Landscaping requests shall be made to the Landscape Committee for approval. If approved, the application will go to the Board. Please see Appendix C.
12. Additional structures such as vertical trellises or arbors are subject to Board approval.

Patios

1. Patios must be located on homeowner's property and in keeping with the architectural design of Countryhouse.
2. Patios must be within the homeowner's lot footprint. (Patios cannot be constructed on Common Property.) Homeowners must show that the proposed patio fits within their lot by presenting the results of a survey or a copy of the plat map available from Chatham County.
3. Patios must be of brick or landscape stone.
4. Brick must be set in sand and may not be mortared in place except for outermost edging bricks, which may be mortared.
5. Patio surface shall be pitched to assure proper drainage away from the foundation and be no higher than three (3) inches above the grade level of the foundation.
6. Any on-going repairs or maintenance costs remain solely the responsibility of the homeowner.
7. Owner shall submit detailed drawings and description of proposed work, a photo of where the patio will be, and a copy of the plat map or survey to the Architecture Committee for Board approval. Please use Appendix B.
8. Owner must be sure that owners in the immediate vicinity of proposed construction are advised of the patio application and given the opportunity to comment.
9. If the patio is visible from the street or from other houses, appropriate year-round landscaping is required for screening the patio. Landscaping requests shall be made to the Landscape Committee for approval. If approved, the application will go to the Board. Please see Appendix C.