

Decks: **NOTE:** Revised and effective July, 2022 Suffield Meadow South Board of Directors

Decks that already built prior to July 2022 may use the following latex stain color options or as a reference for brands other than Sherwin Williams when refreshing a deck is necessary. New deck rebuilds and expansion builds should refer to ***procedure “b”*** for the current design and standards and process for approval. Color match to approved composite color is also acceptable.

1. Sherwin Williams SuperDeck **SOLID COLORS 3 acceptable colors**

Shagbark Brown SW3077

Cabin Brown SW3031

Lodge Brown SW3007

2. Sherwin William SuperDeck **SEMI-SOLID COLORS 3 acceptable colors**

Riverwood SW3507SS

Hawthorne SW3518SS

Chestnut SW3524SS

3. Sherwin Williams SuperDeck **SEMI-TRANSPARENT 1 acceptable color**

Riverwood SW3507

**4. Sherwin Williams Exterior Latex – Deckscapes – Flat (1 gal.) formula
(formerly the standard color)**

NOTE: This stain is no longer available at Sherwin Williams, however other suppliers may be able to color match their product. Also, still acceptable to use if owners have product left from previous use for decks built prior to July 2022.

W1-white 30/32, 1/128

B1-black 4oz., 27/32

R2-maroon 42/32

Y3-deep gold 4oz., 28/32

Hatchways: Sherwin Williams Industrial enamel – Graystone SW503

Railings: Sherwin Williams Industrial enamel – Gloss Black

Effective date: November 5, 2018, Suffield Meadow South Board of Directors

Deck Expansion and/or Change – procedure “b”

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1. Deck rebuilds (or expansions) must receive Board Approval, **in writing**, prior to construction. Samples of materials in chosen colors along with a letter of request (include name, address, contact phone and email) must be provided to the Board of Directors, via a board member or management company, at least 90 days prior to desired construction start. Authorization to proceed will be provided by the Board of Directors
2. If the owner is seeking an expansion of the existing deck, they must also provide a “to scale” drawing on graph paper showing the existing and desired new deck with all present and future dimensions in addition to the sample materials in chosen colors. The drawing must also have the written approval of neighbors on both sides indicating their approval of the expansion.
3. Materials may be composite or wood or a combination. Floor and step color may vary slightly (due to composite supplier offerings), however all flooring and steps are limited to medium to dark brown. (See deck standards for acceptable **latex** wood stain color choices on page A-4)
4. Spindles, rails and finials, stair risers, skirt boards, posts (from skirt board up) must be white.
5. Spindles and posts must be square, not ornate. Finials and rails may be slightly different due to manufacturer’s offerings, but all must be white. Solar light finials are allowed.
6. Construction, including cement support columns, must adhere to current Connecticut building code. Proper construction does not require decks to be attached to the main building. Proper flashing should be installed. Construction must be done by a licensed and insured contractor with appropriate permits if applicable.
7. Once construction is completed, the Management Company should be notified for inspection. If staining is delayed to allow wood to season, a second approval will be necessary after staining. Again, notify the Management Company or Board for approval.
8. Written approvals should be kept by the owner and the Management Company for reference.

NOTE: The transition of all brown to a combination of brown floor and steps only, with the remainder white, is a significant change in design and the process will evolve over several years. It was adopted by the Board of Directors after “Notice and Comment” was provided to the owners with no objection or comment returned to the Board.

Owners with existing decks that are all brown are not required to remove and/or alter their existing decks to the new standards. The above applies only to new builds and/or replacements or expansions. However, if an owner would like to replace existing brown material with new white as is outlined above, they may do so by following the steps provided.

