

PATIO/ DECK SPECIFICATIONS and CRITERIA

Note: IGHOA owns the property behind your villa that you are requesting to build upon.

Size: Up to a maximum of 10 feet wide (out from villa) and 12 feet long and 5" off of ground.

Shape: Prefer rectangular or square (for ease of mowing/landscape maintenance).

Drainage issues: Natural drainage cannot be impeded and may need to be improved at the owner's expense. Ground must be prepared/graded properly for drainage to be directed away from the villa. If new structure will impede existing flow of water or downspouts/drainage, new drainage systems approved by the HOA must be installed at the owner's expense.

Landscape issues: The HOA landscape contractor must be contacted by the villa owner to mark/make sure the HOA's irrigation system will not be damaged or impacted. Future ease and efficiency of mowing/trimming is a major consideration. Edging height and design should not interfere with mowing and maintenance. Plants and turf belong to the HOA and must not be damaged or will be replaced at owner's expense. *Any new plantings done by owner must be approved in advance and must remain if villa is sold.* They should be low maintenance, drought tolerant and low growing for ease of care (See Rule #19).

Approved Materials: Composite or pressure-treated decking only

Per IGHOA Rule #23a: Slatted, composite decking material (Trex, etc.) is preferred and recommended for durability and less maintenance (vs. wooden decks due to termites, decomposition, shorter life, etc.). Slatted spacing must allow easy water penetration. Pressure-treated 2"x 6" wooden deck boards (mitered edges) will require more care and maintenance in the future and quicker replacement - *at the owner's expense*. If wood is used, screws must be coated. Stain (natural tones or match villa color) must be applied *yearly* to preserve the wood (by owner). Weed cloth must be installed after the ground is graded properly. If wooden deck, gravel/stones should be installed to prevent wood from contacting ground. Brick or blocks should be installed for the support boards to rest upon. Wood should not be in contact with the ground and air flow is essential under the deck to assist in preservation of the wood. Metal flashing must be installed between the deck and the foundation/bottom boards of the villa.