



DATE: _____

PROPERTY ADDRESS: _____

ADDENDUM FOR BACK DECK REPAIR/REPLACEMENT AND STAIRS ADDITION/REPLACEMENT

1. All improvements must meet current CA and City of Big Bear Lake Building Codes.
2. It is the responsibility of the Homeowner to obtain and pay for any and all permits and fees that may be associated with improvements. If a permit is required, a copy of the permit must also be provided to the Association to be kept on file.
3. It is the responsibility of the Homeowner to provide Association specifications, rules, and CC&R's to the contractor (copies available through the website or managers).
4. All waste materials are to be disposed of by the Homeowner or contractor, not to be placed in the community trash containers.
5. Extension of the existing back deck is strictly prohibited unless otherwise requested and approved by the Architectural Review Committee.
6. Drawings/Blueprint Plans required for any addition to or modification to the existing structure. This must be approved by the Committee prior to work beginning.

MATERIAL OPTIONS FOR BACK DECK REPAIR/REPLACEMENT:

1. Wood: Must be Doug Fir or Redwood. Planks: 2 x 6 cut to fit. Balusters: Full dimension 1 ¾ x 1 ¾ rough sawn and top of Balusters: 2 x 6.
2. Trex: Model: Transcend, Grooved boards, Color: Fire Pit. To be used for the deck surface only, not to be used for handrails, pickets, framing, etc.
*Special Note: It is the responsibility of the Homeowner to understand the manufacturer's guidelines and limits of the warranty. The Association is not responsible for any loss or damages that may result in loss of warranty considerations. Homeowner takes full responsibility when choosing to use this material in place of wood.
*Additional framing considerations will be required to accommodate the extra weight of this material.
3. Paint: Paint material choice is that of the Homeowner but must be an exact match to the existing deck color (sample can be taken to any local paint store and matched). Current materials being used by the Association during the painting rotation are:
*Decks & Porches: Flood, solid color 100% acrylic stain, deep base
*Trim, Handrails, etc: Dunn Edwards Evershield, exterior eggshell paint

In the event any common area, elements of, or any Association maintained property is damaged by the approval of this request or installation, maintenance or removal of any satellite dish or antennae, the undersigned Owner hereby acknowledges the responsibility for the cost of repairing such damage.

An approved copy will be returned to the applicant and one copy will be retained by the Architectural Review Committee.

Signature of Homeowner(s), acknowledging above requirements:

