

**Stone Creek Village Homeowners Association**  
**Deck Repair Policy**

In order to ensure the safety of our neighborhood decks and balconies, while maintaining the financial stability of our Homeowner's Association, the Board of Directors has established the following policy for repairs of decks and balconies:

1. Individual homeowners are responsible for the maintenance and cost of any deck/balcony repairs.
2. The Homeowner's Association will contribute to repairs on decks and balconies, up to a maximum cost of \$1,000 per unit, (at the discretion of the board), once every 10 years, absent a storm or Act of God event subsequently occurring that independently causes damage that creates a safety hazard.
3. If the reimbursement request falls under \$1,000, the homeowner may not request a second reimbursement to achieve the \$1,000 threshold. It is truly a one-time allotment per 10 years per homeowner.
4. Individual homeowners are responsible for the cost of any deck/balcony safety repairs that exceed \$1,000.
5. Individual homeowners are responsible for the cost of all non-safety related deck/balcony repairs and maintenance.
6. Deck stairs are not original to any unit. Therefore, any repair or replacement of said stairs are the sole responsibility of the individual homeowner.
7. At the request of an individual homeowner, and at the discretion of the board, a homeowner may opt to apply the \$1,000 Association deck/balcony repair allowance to the cost to replace, rather than repair, their deck. The balance of the cost of the new deck would be the responsibility of the individual homeowner.

8. Homeowners must submit their plans for pre-approval to the board before work is begun if they wish to receive the one-time reimbursement up to \$1,000. Paperwork for deck repairs/replacements should be kept until reimbursement is approved. Applications can be obtained from and submitted to our property management company, and it details the responsibility of homeowners regarding proper permitting for construction.
9. Applications will not be considered for approval if monthly association dues are not current.
10. Homeowner requests are handled on a first-come, first-serve basis as the budget allows. If requests exceeding the HOA's budget are received, some requests may be waitlisted until the budget allows for more reimbursements.