

WOODS END HOMEOWNERS' ASSOCIATION

POLICY RESOLUTION NO. 2023-01

WHEREAS, Article IX of the By-Laws of the Woods End Homeowners' Association provides that the Board of Directors shall appoint an Architectural Committee; and

WHEREAS, Article IV, Section 4.03, of the Architectural Covenants, Declaration of Easement, Covenants and Restrictions states that the architectural character of all structures, or alterations, additions, or improvements thereof when visually related to each other and the natural surrounding environment shall be, in the opinion of the review committee, harmonious in terms of the type size, scale, form, color and material; and

WHEREAS, Article V, Section 5.01, and 5.04 of the Architectural Covenants, Declaration of the Easement, Covenants and Restrictions provides the Review Committee the authority to adopt such rules, regulations, objectives, procedures, and guidelines as required by the Declaration and to establish standards for approval and disapproval; and

WHEREAS, there is a need to establish and modify rules and regulations concerning decks in the community and the Architectural Committee, in consultation with the Board of Directors, the following rules and regulations establish criteria for the approval of decks within Woods End Homeowners' Association.

NOW THEREFORE, BE IT RESOLVED, with the foregoing incorporated as if fully stated herein, the following was adopted after notice to the community and an open and duly called meeting of Woods End Homeowners Association, Inc.

To: Woods End Homeowners

From: Architectural Control Committee

Re: Rules and Regulations

Woods End Architectural Controls approved by the Architectural Committee on 04/25/1990

Section C. DECKS

I. DECK DEFINITIONS

1. Must obtain permit and build in accordance with Prince George's County building code. Must first submit an application to the management company for review/approval by the ARC chair and Woods End Board prior to building a deck.

2. Use only pressure treated lumber - Resolution No. 2023-01 is now amended to allow staining decks. The colors listed below must not be altered. Two tone deck color gray stain with white railings and baluster/spindles stain are optional, otherwise the entire deck (post, ledgers, deck boards, railings, and spindles) is to be stained all gray or all natural. Cannot mix gray and natural

3. Deck Stains:

- Sherwin Williams

Exterior Solid Stain #SW 3027

Color – Driftwood is a gray color stain

Super Paint #SW 7005 Pure White

Sherwin Williams SW 3509 Baja Beige Natural Semi-Transparent Stain

4. Deck Stains:

Home Depot

Exterior Waterproof Wood Solid Stain #SC-365

Color Gray– Cape Cod, product name Behr

Home Depot #SC-210 Behr Premium

Color White- Ultra Pure White Solid Color Waterproofing

Exterior Wood Stain and Sealer (this will be used if you choose to stain your railings only for the two-color deck option gray and white)

5. Natural Stain:

- Home Depot Behr Premium Clear Transparent Waterproofing Exterior Wood Finish

All of the above are approved stains/colors for pressure treated lumber decks in

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These products can be found and purchased at local Home Depots and Sherwin Williams.

6. No hot tub installation permitted on deck areas,

7. Deck size is amended not to exceed 23' W X 15' Don end lots with den, and 18' W X 15' D on all other lots. Unfortunately, these deck sizes are for the homes that have the capacity. Any questions please contact the Arc Chair.

8. No stairs are permitted.

II .DECK DEFINITIONS

1. Additional Materials – COMPOSITE DECKING is now added material to Resolution 2022-03

Composite lumber is a high-performance composite decking brand. It is a material mixture of wood fiber, plastic, and bonding agent. Composite deck boards are denser, stronger, and heavier than wood alone. Composite Decking will not rot, warp, or splinter. Sustainably manufactured already pre colored and made in the USA. The versatile colors feature a refined wood grain look.

2. Approved colors – Weathered Teak Timbertech-AZEK Vintage Collection (this composite decking color is comparable to the “natural stain” color for the wood decks).

Veranda Gray, Composite Decking; Manufactured by Fiberon (this composite decking color is comparable to the Driftwood or Cape Code gray stains for wood decks).

3. Deck railings and bahlster/spindles may be white, or the color of the composite decking mentioned above gray (Veranda) or natural (Weathered Teak). Armor Guard Classic 72 inches. White Composite. Stair Rail Kits manufactured by Fiberon.

All composite decking products can be found and purchased at local Home Depots.

Please see attached picture samples of deck colors.

Deck Stain Colors



<Home Depot Cape Cod #SC-365 color Gray wood Stain



Home Depot #SC-210 Exterior Pure White Deck Stain (rails only)

1W'



Finish

Home Depot Behr Premium Clear Transparent Waterproof Exterior Wood



SW 3027 Driftwood Exterior Solid Stain



Sherwin Williams SW 7005 Pure White Exterior (rails only)



Sherwin Williams SW 3509 Baja Beige Natural Semi-Transparent

Composite Deck Colors



Home Depot Veranda Gray Square Edge Capped Composite Decking by
Fiberon



Home Depot TimberTech Azek Vintage Weathered Teak PVC Deck Board



Home Depot Fiberon Amor Guard Deluxe White Composite Rail Kit