

TO: Owners in Forest Edge Cluster Association

FROM: Board of Directors & Management

DATE: August 5, 2016 (Updated January 26, 2018)

RE: Deck & Patio Clarification

In an effort to preserve and enhance the property values in Forest Edge, the Association has made a change to the current color choice and materials unit owners shall use when repairing or replacing their decks or patios.

Wood decks: Decks, stairs and skirting have to be painted Taupe. The chosen colors are available at Home Depot or Lowe's or any other paint store of your choice.

Home Depot: Behr Solid Color Stain Taupe SC-153

Lowe's: Olympic Maximum/Wood Protector/Rescue IT! Taupe (no color number)

Wood railings and Lattice: must be painted/stained white.

Wooden decks may also be replaced with updated and maintenance free materials using the same color combination, **but no change in materials will be required by the Association.** Decking, stairs and skirting can be replaced with a composite material combination of wood and plastics man-made to look like wood panels especially made for outdoor decking and is maintenance free. There is no painting involved and very minimal fading. The color chosen name is "Earthtone". There are various manufacturers of this composite deck material. The least expensive in the better grade materials is "MoistureShield".

Railings and privacy fencing are white vinyl and again maintenance free. The approved design can be provided by our manager Cindy Kadish-Rice.

Concrete patios will not be affected by this change; if an owner chooses to build a deck over their concrete, the above conditions apply.

PLEASE NOTE: there is a FIVE (5) year time frame to complete the above change.

The FECA Board has received numerous requests to update their patio areas. Extensive research and consideration has been done on this subject and due to the fact that patios are the unit owner's responsibility, the Board has extended this required change to FIVE (5) years based on the assumption that decks will be due for maintenance within that time frame. Therefore ALL decks must be switched to the new color by August 2021.



This is an example of a deck that has been replaced with composite decking and vinyl railings



This is an example of a deck that has been painted to the new color scheme