
AUBURN COMMUNITY ASSOCIATION

Balcony Deck Covering Rule Adopted July 8, 2009

Background. Paragraph 2.9.2 of the Auburn Covenants, Conditions and Restrictions (CC&Rs) states, inter alia, that “The following outside installations are prohibited: (a) ...balcony, patio or deck covers ...” This provision has always been interpreted to include permanently affixed decking overlaying the original installation waterproof membrane floor on all second floor patios. The purpose of prohibiting such overlaying permanent decking installations is to preserve easy access to the originally installed waterproof membrane floor covering for the purpose of ensuring its integrity, and to allow direct access to the building structure below that floor covering in the event major structural repairs become necessary.

Further, the Northpark Maintenance Association Architectural Guidelines, dated July 7, 1999, on Section II. Paragraph A.2.r. Special Guidelines for Attached Homes, expressly prohibits “Exterior alterations to attached condominiums or homes, including, but not limited to, building additions, changes to balconies ...” This express prohibition applies to permanently affixed balcony floor coverings over the original installation waterproof membrane floor surface.

The Northpark Maintenance Association appointed Architectural Committee has final approval of all modifications to buildings within Northpark, including buildings contained in sub associations like Auburn, for all changes that would potentially change the physical character of the overall Northpark Community. Therefore changes to the surface appearance of balcony decking must be approved by that committee.

Discussion. Owners have approached the Auburn Community Association (ACA) Board Members expressing dissatisfaction with the appearance and surface texture of the originally installed balcony floor surface. The ACA Board has consistently told owners that modifications to the balcony decks will not be approved for the reasons noted above. It has come to the attention of the ACA Board that there are now pre engineered modular products available that will allow installation of non-permanent decking on top of the original balcony decking. These products are not physically attached to the structure, allow air flow between the new modular decking materials and the original balcony floor covering when installed per the manufacturer’s instructions. Further, the modular decking can be easily removed in the event removal becomes requirement. These modular deck tiles are designed in a manner that spreads loads over large areas, thus severely minimizing the potential for damage to the existing balcony deck during normal use. Their installation does not require penetration of the existing balcony deck.

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When modular deck tiles are installed over the original balcony deck surface, the result will be visible from neighboring condominiums and to a small degree from the ground level. Therefore, decking tile installations must be approved by the ACA Architectural Committee and then finally by the NMA Architectural Committee.

Rule Purpose. This rule provides the following:

- A. Guidance concerning allowable modular deck tile systems which may be used on balconies within Auburn, and without further Architectural Committee approval.
- B. Reference to NMA Architectural Committee approval when a modular deck tile system meeting or exceeding the following deck tile system specifications is installed.
- C. Owner requirements prior and subsequent to installation of an allowable modular deck tile system.

Allowable Modular Deck Tile System Definitions and Specifications.

A. Definitions.

1. Modular Deck Tile System. Pre engineered and pre fabricated modular deck tiles that are designed to be attached to each other, have a prescribed space between the bottom of their lower surface and the existing balcony floor surface, and which do not require any permanent attachment to the condominium building structure.

2. Modular Deck Tile. Individual boards mounted to an underlying support structure so that the final installation shows modular tile construction consistency. This does not preclude the use of tiles of different patterns designed for use in a manufacturer's modular deck tile system. A key requirement is that each individual deck tile is manufactured prior to delivery to the customer.

2. ASTM. American Society for Testing and Materials, an internationally recognized organization that provides technical standards for materials, products, systems, and services. The society is now known as ASTM International.

B. Modular Deck Tile and Tile System Specifications.

1. Tiles shall have a 15 year Termite Resistance rating (on ground without attack by termites)

2. Tiles shall have a fire resistance rating that meets or exceeds ASTM-E84 requirements tested to National Fire Protection Code, Class A, B, or C, Uniform Building Code, Class 1.

3. Individual modular deck tile color shall either closely match the surrounding stucco color, or be of a dark color (not black).

4. The underlying pre engineered and factory fabricated modular tile support structure shall be at least 0.5 inches in height, shall be of a material that is impervious to rot, mildew, mold, and similar attacks (e.g., polypropylene), and shall be designed so that adjoining modular deck tiles are easily attached without the use of adhesives or fasteners added during installation.

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6. The underlying support structure shall be attached to the underside of the modular deck tile surface with screws that will withstand corrosion attacks (e.g., coated or stainless steel).

7. There must be gaps between the boards that make up each individual modular deck tile to allow airflow to the airspace below the underside of the tile surface and the original balcony floor.

8. Beveled edge pieces (reduced strips), designed for use with the selected modular deck tile system, and shall be used per the installation specifications that follow.

C. Modular Deck Tile System Installation Specifications

1. No adhesives, nails, screws, or other fastening devices shall be added as part of the installation of the modular deck tile system; all tiles and reducer strips must snap together.

2. After modular deck tile system installation, exposed tile edges shall have a reducer strip attached (snapped in place), and the outside edge of the installed reducer strip shall be within 0.25 inches of the outer edge of the existing balcony floor.

- Because of the existence of sound protection panels in the balcony openings of the following addresses, no reducer strip is required for these properties. The edge of the modular deck tile system shall abut the originally installed sound protection panel frame(s) (the frame bottoms are about 1.0" above the balcony floor).
- Affected properties; 149, 151, 155, 157, 161, and 163 Lockford, and 117, 119, 123, 125, 129, and 131 Talmadge

3. Modular deck tile system edges that abut building walls do not require installation of reducer strips.

4. Installation shall be in accordance with the manufacturer's installation instructions.

5. Prior to their installation, modular deck tile materials must be stored within the owner's condominium (including exclusive use common areas), and the stored materials shall not be visible from the street).

Owner Requirements.

A. Owners contemplating installation of a modular deck tile system over their existing balcony floors shall advise the ACA Architectural Committee 30 days prior to taking delivery of material and commencement of installation. The notification shall include at least: a) the brand name of the desired modular tile system, b) the type of wood to be installed, c) the color of the wood to be installed, and d) acknowledgement of understanding and intent to comply with the specifications herein. Submission of a sample of the modular deck tile planned for use is encouraged; the sample will be returned to the owner. A form for notifying the ACA Architectural Committee is at enclosure (1).

B. If a revised notification is required per ACA Architectural Board requirements (see ACA Architectural Committee Requires, paragraph A. immediately below), the revised notification will be forwarded using the same guidelines as sub paragraph A.

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immediately above.

C. After completion of a modular deck tile system installation the owner will advise the ACA Architectural Committee of installation completion, certify the installation is in accord with the original notification, and provide pictures representative of the installation.

D. An ACA Architectural Committee member may desire to view the final installation, and the owner will extend reasonable assistance in arranging an ACA Architectural Committee representative's visit for this purpose.

ACA Architectural Committee Requirements.

A. Respond to owner notifications within 15 days after receipt advising if the intended installation is satisfactory or if modifications will be required. If modifications are required, explicit guidance will be provided in the response so that the owner may make the necessary changes.

B. Upon notification of completion of a modular deck tile system, the owner will be notified of receipt of his notification, and if necessary an ACA Architectural Board member shall review the final installation.

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NOTIFICATION OF INTENDED MODULAR DECK TILE SYSTEM INSTALLATION

Date: _____

To: Auburn Community Association Architectural Committee
29 B Technology Dr., Suite 100
Irvine, CA 92618

From: _____ (owner)

Street address: _____ (installation site)

Street address: _____ (owner – if different than installation site)

Day time telephone number: _____

Plan type: _____ (1, 1A, 2, 3, or 5)

Modular deck tile manufacturer: _____

Wood type: _____ (IPE, Curupay, Rosewood, etc.)

Wood color: _____ (dark brown, rose, cherry, mahogany, etc.)

Anticipated installation

Start: _____

Completion: _____

I understand and will comply with all of the requirements of the Auburn Community Association
“Balcony Deck Covering Rule”.

Owner

AUBURN COMMUNITY ASSOCIATION ARCHITECTURAL COMMITTEE ACTION

Date: _____

Approved: _____ (yes / no)

Revisions required: _____

Committee Member Signature