

Deck Related Information:

- A variance request for **pre-approval** to construct/modify/remove your deck must be submitted BEFORE any work begins. This can be filed electronically at croftoninc.com/the-strand. Your contractor will need to provide you with a Certificate of Insurance (COI) for upload with your variance request.
- Privacy fences are owned by the association and are not to be painted by homeowners; any attempt to do so may result in charges to the homeowner.
- The homeowner is responsible for securing necessary permits from the Town of Webster.
- The homeowner is responsible for ensuring utilities are identified and staked out before any work can commence.
- The homeowner is responsible for keeping the deck in good, neat condition. Painting or staining the deck is the homeowner's responsibility.
- Decks should not extend more than 12' from the house's foundation and must be constructed at least 1.5' from the privacy fences separating units.

Deck Stain Specs - Updated March 2026:

- A variance request for pre-approval to paint/stain your deck must be submitted BEFORE any work begins. This can be filed electronically at croftoninc.com/the-strand. Please include specific color references and contractor details in your variance for the board's review.
- **If you are considering composite or PVC decking**, the deck color needs to be in the same family as detailed below. You'll need to provide the exact color as part of the variance process for pre-approval.
- **If you prefer a more natural wood look**, Cabot makes a stain + sealer, both in Semi-Transparent and a Semi-Solid in colors like "New Cedar". "New Cedar" is also available from Cabot in Solid Stain and Deck Correct products. This is an acceptable choice regardless of street location.
- **If you live on Cane Patch and have a brown door, your deck should be brown.** Cabot makes a stain + sealer, both in Semi-Transparent and a Semi-Solid, in colors like "New Cedar". "New Cedar" is also available from Cabot in Solid Stain and Deck Correct products. These brown Sherwin-Williams Solid Stains would also be approved: Cedar SW3034, Ember SW3029, and Pine Cone SW3046.
- **If you live on Cane Patch and have a blue door, your deck should be gray.** Cabot makes a stain + sealer, both in Semi-Transparent and a Semi-Solid, in colors like "Driftwood Gray". "Driftwood Gray" is also available from Cabot in Solid Stain and Deck Correct products. "Seacoast Gray" and "Glacier" would also be acceptable grays for use. This gray Sherwin-Williams Solid Stain would also be approved: Driftwood SW3027.
- **If you live on Strand Pond Circle, your deck should be brown.** Cabot makes a stain + sealer, both in Semi-Transparent and a Semi-Solid, in colors like "New Cedar". "New Cedar" is also available from Cabot in Solid Stain and Deck Correct products. These brown Sherwin-Williams Solid Stains would also be approved: Cedar SW3034, Ember SW3029, and Pine Cone SW3046.