

**THE STRAND HOMEOWNERS ASSOCIATION
DECK SPECIFICATIONS
UPDATED 1/1/17 – Stain Colors**

The following conditions will be required for approval of your proposed deck:

- The deck must be constructed according to the plans and specifications which you submit to the Board, and it must be constructed in a good and workmanlike and diligent manner.
- Normally, decks should not extend more than 12' out from the foundation of the house. Decks must be constructed at least 1.5' from the privacy fences separating units.
- The Homeowner must call for a utility stakeout at 1-800-962-7962.
- Call the Town of Webster for a permit.
- It must be maintained by you and the subsequent owners of your lot at your or your subsequent owners' sole cost and expense at all times in good and neat condition according to the standards set forth in the plans and specifications you submit, excepting, however, periods of time when repairs are being made, provided such repairs are undertaken and completed in a good and workmanlike and diligent manner.
- Staining of decks is the responsibility of the homeowner. You may stain the deck to match the color of the siding of your home, or with a clear wood finish with UV protectors (such as Flood CWF)
- If your siding is stained gray, the correct stain for your deck is Thompson #649 "Heritage Gray".
 - Updated stain colors 1/1/17:
 - ~~Olympic (Lowe's) – Semi-transparent or Solid – Cape Cod Gray~~
 - Behr (Home Depot) – Semi-transparent or Solid – Cape Cod Gray
- If your building is beige, the correct stain is Cabot Decking Stain, color Natural, or Superdeck DB1910 color Natural.
 - Updated stain colors 1/1/17:
 - ~~Olympic (Lowe's) – Semi-transparent – Light Mocha, Solid – Chamois or Cedar~~
 - Behr (Home Depot) – Semi-transparent or Solid – Cedar
- You, any subsequent owners or your contractors, during initial construction or subsequent periods of repair or replacement, as the case may be, must comply with all applicable laws, rules and regulations of all governmental entities and of The Strand Homeowners Association.

You must submit a Variance Request which will be submitted to the Board of Directors for their approval.