

## Principles and Guidelines for Decks

### Weathersfield VI

May 19, 2026

The following principles and guidelines are intended to assist the Board of Directors (BoD), Weathersfield VI Home Owners Association (Association), and the residents of Weathersfield VI whenever a request to construct a deck is presented to the Board.

The primary goal of these principles and guidelines is to ensure that any deck constructed in Weathersfield VI is so well integrated into the existing structure that it appears to be part of the original home. Following these principles and guidelines should minimize the chance that a deck would be considered obtrusive by an adding property owner.

1. No deck may be constructed without the prior approval of the BoD acting on behalf of the Association.
2. All requests must be submitted in accordance with the covenants and by-laws of the Association. No construction may commence until the Association has received and approved detailed plans for the construction. The plans must be sufficient for the Association to confirm that all aspects of the principles and guidelines have been satisfied. Even after a tentative approval has been granted by the Association, no construction may commence without the homeowner providing proof that a valid building permit has been issued and that the work will be done by a licensed contractor.
3. Construction must conform to the building codes of Chatham County and North Carolina that are in force at the time of construction.
4. Construction must conform to all guidelines for deck construction approved by the Association.
5. No deck can extend outside the platted property lines of the owner's lot. The entire addition must be built at the rear of the existing home structure and may not extend around the side of the home or be built as an addition to an existing deck.
6. All decks must mirror the existing color schemes of Weathersfield VI (grey and white) or be a wood-tone. All materials used in the construction must conform to type and quality of existing materials in the unit. Although a variety of materials can meet these guidelines, it is recommended that materials similar to those utilized by Fitch Creations to construct decks in other phases of Fearington Village be used in order to provide consistency of appearance, maximize life expectancy of the construction, and minimize maintenance costs.

7. The maximum allowable square footage for a deck is 192 sq.ft. No deck may extend more than 12 feet in depth from the unit, regardless of which model unit (Type I, Type II, Type III) All decks (wherever possible) will be built directly behind the unit's sun room. For a Type III unit (with a side facing sun room door), the deck will need to extend 16 feet across the rear of the unit from the side wall of the unit. That will allow the sun room screen door to fully open. On a Type I unit, the maximum width is 16 feet.

8. Railings, per code, are required on any structure over 30 inches off the ground.

9. The basic size and design criteria of paragraph 7 will provide maximum separation from the adjoining unit and provide a design most similar to the existing structures. However, in a few cases, exceptions to these design criteria may be granted based upon special circumstance (e.g. lot size limitations, easement issues, or original construction issues where doors and windows do not conform to the standard design).

10. Deck areas may extend beyond screened porch areas.

11. Any tree removal on Weathersfield VI common property or on an owner's property to accommodate the building of a deck must be approved by the Landscape Committee of the Association.

12. All costs associated with the design, permits, site preparation, and construction of any deck is the sole responsibility of the property owner.

13. All maintenance of a deck is the sole responsibility of the owner. This stipulation must be conveyed to any future property owner in the sales contract.

14. Owners who fail to maintain their decks in accordance with the standards of the community-at-large will be required to return the deck to appropriate standard within 10 days after written notification by the Association. The Association, at its discretion and following the written notification, may enter upon the Lot and make or cause to be made any necessary repairs and maintenance to the deck. Any costs incurred by the Association in the making of such repairs and maintenance shall be added to and become part of such other assessments to which the Lot is subject.

15. As with all matters in Weathersfield VI, it is assumed that neighbors in adjoining and adjacent units will work together to resolve any design concerns. Written approval by adjoining/adjacent neighbors for any deck proposal is part of the approval process. If an adjoining/adjacent neighbor refuses to give approval, the Board or architectural committee will decide whether or not the project can be approved.