

TOWNHOME DECK EXTENSIONS (GROUND LEVEL DECKS, NOT BALCONIES)

The Townhome ground level decks may be extended a maximum of five (5) feet as measured on a line perpendicular to the exterior wall of the townhome unit that contains the sliding door, provided each of the following conditions are met:

1. The Board of Directors must be informed of the owner's intentions in writing, and all the below must be presented before any work is started. Also, all permits from the Pensacola Building Department must be obtained and presented to the Board before any work is started.
2. This five foot extension is measured from the outermost point of the existing deck.
3. The extension must be at same elevation as the existing deck.
4. The width of the extension must be no greater than the existing deck.
5. If steps are to be added from the deck to the ground level, the lowest step must not protrude beyond the five foot extension dimension unless required by current building code.
6. The extension must be constructed in the same manner as the existing deck. This is to include the treated timber support piers, the treated floor joists, and the treated deck boards. The fasteners are to be galvanized or stainless steel.
7. The outermost face of the extension must be covered in EIFS that looks identical to the existing EIFS on the townhome unit itself.
8. The combination seat and railing at the outermost edge must be the same height and style as the existing seat. This seat height and style is approved by the Pensacola Building Department.
9. The owner bears the entire cost of the deck extension and any future repair or maintenance to the extended deck.
10. The owners of each adjacent unit must agree in writing to the extension.
11. The existing fire/privacy wall may be required to be extended by the same dimensions as the deck as extended if the adjacent owner feels that their privacy would be adversely affected. If only one adjacent owner wants the privacy wall extended, only that one side would need to be extended, not both. However, the deck owner may elect to extend the privacy walls on their own. In any case, the cost of the wall extension is to be paid by the owner extending the deck. If at a later date one of the adjacent owners that required the privacy wall to be extended decides to extend their own deck, they will be required to reimburse the first owner for one half the cost of the wall extension. This will be the only acceptable construction to maintain uniformity. **Approved by Port Royal owners September 24, 1996, by a vote of 40 units approve and 2 units against.**