OAKMONT
IN THE VALLEY OF THE MOON

OAKMONT VILLAGE ASSOCIATION
ARCHITECTURAL COMMITTEE
DECK POLICY

All new construction and replacement decks require an approved application from the Architecture Committee before construction begins. Decks attached to or immediately adjacent to the home are considered part of the home. The 0-5' ignition zone surrounding the home or structure begins at the outer edges of the deck.

- All new and replacement deck material attached to or immediately adjacent to the home must be constructed of fire rated Class A, Class B or approved nonflammable materials. Nonflammable materials include lightweight concrete and metal products such as aluminum. Class A materials or nonflammable materials are preferred.
- All railings and gates on or adjacent to the deck *and within 5 (five) feet of the house must be constructed of Class A or approved nonflammable materials. Railings on or adjacent to the deck greater than 5 (five) feet from the house must be of Class A, Class B or approved nonflammable materials.*

Underdeck enclosures:
Removal of existing lattice is not an OVA Architectural Committee requirement.

To accommodate the goal of reducing the potential fire risk from wooden lattice screening, the Architectural Committee has alternative solutions that include:

- Replacement of wooden lattice with Class A, Class B or nonflammable screening material, e.g., metal lattice or fiber cement siding such as Hardi ® Siding products.
- Removal of the bottom 6-10" of wooden lattice (so it does not touch the soil level) together with installation of small mesh over the entire remaining lattice.

The color of the screening material should closely match and be compatible with the color of the dwelling or decking, or a natural wood finish, as determined by the Architectural Committee.

Should a homeowner wish to remove the entire wooden lattice and not replace with nonflammable material (this option is subject to Sub HOA requirements, if applicable):

- No storage of anything under the deck is allowed.
- Members must keep the area under the deck free of leaf and other debris.

Members are reminded that, like any change to the visual appearance of the exterior, a fully approved ***application to the Architectural Committee*** is needed before any work can begin.

Properties that are in a Sub HOA must also obtain approval from their Board of Governors for their sub HOAs.

Board Approved 11/15/2023