

Surfside I

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APPROVED BALCONY MAINTENANCE RULES:

The following balcony maintenance rule was approved at the March 20, 2017 board meeting to define in detail what maintenance is required by the owners for their own balconies and patios. This maintenance is required to keep repair and replacement costs to a minimum:

BALCONY MAINTENANCE REQUIREMENTS:

- 1. REPORT ANY ISSUES OR CONCERNS WITH YOUR BALCONY TO THE OFFICE IMMEDIATELY. ISSUES MAY INCLUDE, 'SOFT' SPOTS, LEAKS, CORROSION, BUBBLES, CRACKS ETC.**
- 2. PLANTS/PLANTERS ARE NOT PERMITTED TO BE PLACED DIRECTLY ON THE DECK SURFACE. PLEASE DO NOT OVER WATER PLANTS.**
- 3. APPROVED STORAGE BINS ARE NOT PERMITTED TO SIT DIRECTLY ON DECK. AIR MUST BE ALLOWED TO FLOW UNDER ALL SOLID SURFACES TO PROMOTE DRYING.**
- 4. BALCONY, INCLUDING DRAINS, MUST BE KEPT CLEAN AND FREE OF DEBRIS. USE ONLY MILD DETERGENTS AND CONTROL ANY RUNOFF.**
- 5. OUTDOOR DECK COATINGS MUST BE APPLIED A MINIMUM OF EVERY 3 YEARS OR AS DIRECTED BY THE COATING MANUFACTURER. NOTIFY THE OFFICE IN WRITING WHEN THIS HAS BEEN DONE. DECK SURFACES TO BE COATED SHALL INCLUDE ANY EXPOSED FLASHING. APPROVED WATERPROOFING MANUFACTURERS INCLUDE SUPER DECK, PACIFIC POLYMERS, TUFFLEX, CARLISLE OR EQUAL. ALL WATERPROOFING SHALL BE LIGHT WEIGHT AND FLEXIBLE. FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS. THE OFFICE HAS A LIST OF CONTRACTORS WHO PERFORM DECK WATERPROOFING.**
- 6. NO CARPETING OR TILE IS ALLOWED ON THE DECK SURFACE. ALL DECKS CURRENTLY HAVING TILE ON THEM ARE THE SOLE RESPONSIBILITY OF THE OWNER. ANY DECKS CURRENTLY HAVING CARPETING ON THEM MUST REMOVE CARPETING IMMEDIATELY.**
- 7. NOTHING IS ALLOWED TO BE PLACED ON BALCONY RAILINGS.**
- 8. ALL DECKS SHALL SLOPE POSITIVELY TO DRAIN AWAY FROM BUILDINGS.**
- 9. WHEN REPLACING SLIDING DOORS, NEW DOOR PANS ARE REQUIRED TO BE INSTALLED.**