

**RANCH CONDOMINIUM ASSOCIATION
PAINTING PROJECT 2026
OWNER BACK DECK RESPONSIBILITIES**

The Ranch Condominium Association will be painting all buildings during the summer of 2026. Prior to painting, the Ranch Board of Directors is requesting that all owners understand their responsibility to insure their personal belongings are safe and protected, and that the ongoing deck maintenance and storage is continued according to the rules and regulations of the Ranch Association.

Please review the following to understand your individual responsibilities:

BACK DECKS REPAIRS

There are many back decks and railing that are in disrepair. From our walk throughs of the property, typical back deck repairs could include railings, stairs, and deck surfaces. In some cases, more extensive repairs may be required. Management will reach out to Owners whose decks need repair. Should you require, Management can provide an estimate from the contractor doing HOA repairs. Please note that it is the financial responsibility of individual Owners for repairs to any back deck that has been extended from the original design (4'6" x 14'). This includes 2nd floor Owners who have extended their deck. These repairs need to be completed prior to painting.

- 1) **Deck Storage:** Everything stored under the front and back decks must be removed. The Association will have a dumpster placed in the parking areas that owners may use to discard all debris, i.e. lumber, Trex, flower planters, flowerpots, wood, pavers, tarps, hoses, etc. There should be nothing stored under the back decks. Please note, as per our Rules & Regulations storage under front or back decks is never allowed. Please assist management by keeping these areas clear at all times.
- 2) **Deck Hangings:** All nails, screws, hooks, etc. used to hang personal belongings on the exterior walls will be removed for painting. Owners belongings will be placed in the electrical room or closet near the entry door. It is requested that if the owner reinstalls the personal items that it be done in accordance with the rules and regulations. **The hanging of bicycles is never permitted, and all hooks must be permanently removed.**
- 3) **Lower Back Deck and Railing Painting:** The individual owners are responsible for the cost of prepping and painting the deck railings and base trim around their deck. Given the various configurations of the back deck railings the cost of prepping and painting varies widely. The painting contractor will price out this work for each individual back deck. Owners will be given an opportunity to paint their deck and railing personally if desired; however, it must be done within **30 days** of the building painting, or it will be completed by the Association and billed back to the owner.
- 4) **Trex Railing Cap:** The railing cap on lower decks can be replaced with Trex which holds up longer than a painted surface. The Trex deck cap color will be the Association approved color which will be used on upper deck entry railings as part of the painting project and installed by the Association. Second Floor back decks will have the Trex Railing Cap installed as part of the renovation.

Thank You,
Your Ranch Board of Directors