

Hidden Pointe on the Lake

Revised June 1, 2010

Deck Design Criteria

1. Deck construction shall comply with New Hanover County regulations as well as the covenants of Hidden Pointe as appropriate to include; setback, easement, and storm drainage specifications, etc.
2. Deck installation shall be attached to rear of house only.
3. No portion of the deck shall extend beyond the side foundations.
4. Deck floor elevation shall be at the level of the threshold of the rear doorway from the house or porch.
5. No overhead structure is permitted.
6. Deck shall be constructed of pressure treated wood or synthetic/composite decking material and, must be natural cedar in color. Use BEHR 501 Natural Cedar (*Home Depot*) or a stain equivalent. Synthetic/composite material must be equivalent to the stain color required for pressure treated wood.
7. Deck posts shall have rain caps (metal or wood) if the posts are not covered by integral handrails.
8. Top surface of handrails must be 42" tall. Spacing of balusters must meet state and county regulations. Handrails and balusters must be constructed of materials matching the deck.
9. Steps of deck shall be constructed of brick matching the house, or of the same type of material as for the decking.
10. Supports shall be constructed of pressure treated wood or brick set in concrete.

11. Foundation plantings and/or brick lattice, pressure treated boards or pressure treated lattice stained to match the deck are required to conceal opening beneath deck.
12. A drawing or sketch must be provided to the Architectural Review Committee as part of the permit application. The drawing must include all overall dimensions, including the footprint drawn on a plot plan, side (elevation) views, and steps.
13. The drawing must be signed as approved by the chairman of the Architectural Control Committee (ACC) and approved by the Board of Directors before construction is started. Any deviation from the drawing must be noted on the drawing and approved by the chairman of the ACC and approved by the Board of Directors before the change may be made.
14. It is the responsibility of the homeowners to insure that their contractor understands that the deck must be built according to the drawings and rework may be required to comply with the drawings.
15. The chairman of the ACC must be contacted at completion of construction such that a final review with the homeowner can be conducted.

Photos below are *two (2)* samples of approved deck construction in Hidden Pointe.

