

Spring Acres Hills Homeowners Association Deck Requirements

All Units – General Disclosures

- All decks constructed within the boundaries of the Spring Acres Hills Homeowners Association will be reviewed, and approved or denied, by the Spring Acres Hills Homeowners Association Board of Directors based on style, construction materials, and placement on property.
- Variances from these rules can be considered on a case-by-case basis. Should the Board approve a variance to any of these specifications, that variance does not constitute a blanket approval for the same variance for all future projects. Replacement decks are subject to all rules as outlined herein regardless of the type, construction, or placement of the deck removed.
- No decks are allowed in any easements
- All decks shall be maintained in good repair and overall good condition at all times. Any damage, decay, vandalism or other state of disrepair (the cause notwithstanding) shall be remedied within 60 days, weather permitting.
- Decks must adhere to any Carpentersville ordinances and a building permit(s) from the Village of Carpentersville will be required before the start of construction.

All Units – Specifications

- Decks in any area other than the rear of a home will be considered on a case-by-case basis only.
- Decks must be consistent with the size/structure of the existing home and harmonize with the surroundings
- Decks in the rear of a home may extend from the home towards the rear lot line a maximum of 35 feet or 40% of the lot depth, whichever is smaller.
 - Example 1 - if the depth of the lot measured from the rear corner of the home is 50 feet, the maximum allowed depth of the deck would be 20 feet (40% of the lot depth).
 - Example 2 - if the depth of the lot measured from the rear corner of the home is 100 feet, the maximum allowed depth of the deck would be 35 feet.
- Decks may be constructed of any of the following materials:
 - Exposed deck components must be of Grade #1 Red Cedar or better quality lumber, Trex or composite woods. Support pillars can also be of masonry materials
 - Preferred color(s) of any wood components are limited to natural cedar, weathered wood, gray, tan, and/or a color, which harmonizes with the existing structure
 - All masonry materials must be consistent with materials already in place on the existing structure
 - Balusters may be of Grade #1 Red Cedar or better quality lumber (or) aluminum (or) stainless steel (or) wrought iron
 - Color of any balusters must harmonize with the existing structure
 - All railings/balusters must be non-view obstructing at 90 degrees
- Pergolas will be considered on a case-by-case basis – based on the structure of the home and harmonize with the existing home.
 - Grade #1 Red Cedar of better quality lumber, and the color must be consistent with the existing deck
 - The pergolas can not extend past the perimeter of the deck
- Gazebos will be considered on a case-by-case basis – based on the structure of the home and harmonize with the existing home. They will only be considered as part of a deck or patio project.
 - The construction materials will be limited to either Grade #1 Red Cedar or better quality lumber (or) masonry (brick or stone) components.
 - Preferred color(s) of any wood components are limited to natural cedar, weathered wood, gray, tan, and/or a color, which harmonizes with the existing structure
 - The structure must be substantially “open” – solid materials, shutters, or windows of any material are prohibited, above 36 inches high from the finished interior floor of the gazebo.