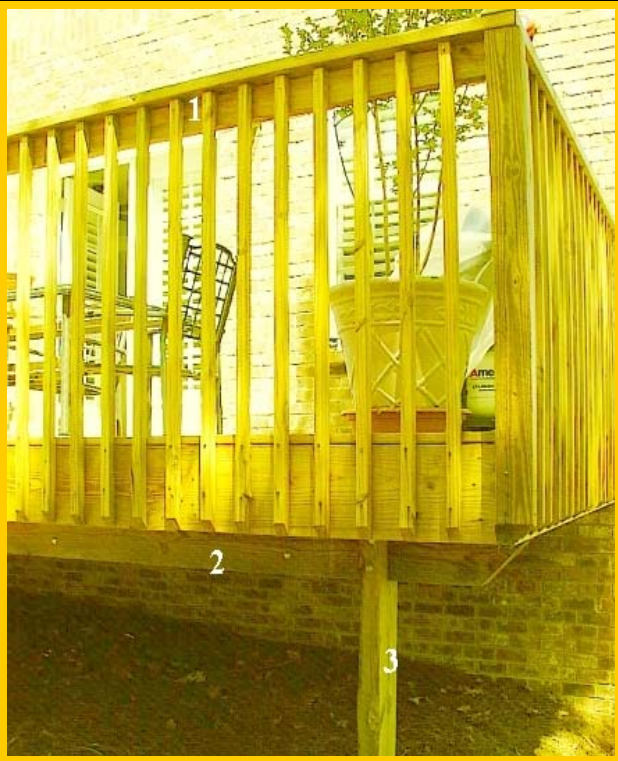


## Deck Finishing Guidelines



Suggested vendors are listed on our website.

In order to achieve maximum good looks and uniformity across our Community please adhere to the guidelines that follow. Please refer to Article X, sections 1 and 4 of the Covenants.

If you have any questions or need additional advice please send an e-mail to our deck advisor at [ACC@highlandsview.com](mailto:ACC@highlandsview.com)

**Power Washing** (doing it yourself or having your deck finished by a professional)

- It is extremely important to have deck power washed before applying any finish in order to remove all dirt that has seeped into the crevices of the wood and most particularly the horizontal (flooring) surfaces.
- Before power washing deck please be sure to cover the back side of your privacy wall to ensure that debris does not get on your neighbors' deck or air conditioner/heat pump units.
- When power washing the backside facing of your privacy wall be sure to cover the inside facing wall so that the debris does not get on your deck, exterior walls and windows, etc.
- It is highly suggested that you cover your air conditioner/heat pump units to keep debris from getting into vents, etc.

### Finishing (staining)\*\*

The approved solid and semi colors have been selected from the Behr collection at Home Depot

The selections are:

- California Rustic DP-351
- Redwood Naturaltone DP-534
- Woodbridge DP-530
- Cappuccino DP-529
- Chestnut DP-310
- Sable DP-318

Homeowner may choose solid or semi, depending on their individual needs or preference.

If a privacy wall is attached to your deck please have both sides and top rail of this wall completely stained.

Again, be sure to cover your AC/Heat pump units to protect them

Please note: be sure to power wash and stain the numbered areas in the picture to the left as well.

1. undersides of railings, horizontal fascia and vertical spindles
2. joist running horizontal under deck
3. wood posts holding up deck must be stained

\*\* Concerning the underside of deck, only the joist (#2) should be stained.

Please note: if you have metal posts they must be painted black using the product, Rustoleum, color code # 7779 gloss black