



Date: August 28, 2006  
To: The Homeowners at Chestnut on the Green Phase II Association  
From: The Board of Directors  
Subject: Deck Sealant Resolution

Enclosed is a Deck Sealant Resolution which was adopted on June 21, 2006:

## **DECK SEALANT RESOLUTION**

**BECAUSE OF SEVERE DETERIORATION OF THE WOOD DECK FLOORING, IT IS RESOLVED:** that those unit owners with wooden decks must apply a sealant to the deck surfaces to preserve the wood\*. The cost for the work must be paid for by the owner. As an option, the Association will seal the deck and the cost for the work will be applied to the owner's assessment. Owners who have already applied a sealant may continue with the color already applied. Decks that are not sealed according to this rule are subject to a violation. Any owner who has rebuilt their deck with composite flooring is exempt from this requirement. Note that only wood deck flooring is to be sealed, not the railings, which are painted and maintained by the Association.

\*Refer to deck sealing guidelines on back side of this page

## CHESTNUT ON THE GREEN PHASE II DECK SEALING GUIDELINES

Unit owners may seal their own decks, or arrange to have the Association do the job. Ideally, decks should be sealed at least every two years for good appearance and maximum protection. However, the Association requires only that they be sealed in the year the unit is painted (currently every 5 years) unless it deteriorates sooner. This guideline shows requirements when homeowners do their own deck sealing.

### **If you have already sealed your deck:**

Continue sealing with the same product and stain color you have been using. Try to avoid changing products or stain colors. However, if you change products, you must continue with the same base: oil-base if you started with oil-base; water-base (acrylic) if you started with water-base.

### **If your deck has never been sealed, the following sealers are approved:**

Sealer Mfgr.	Grade and color	Purchase from*
Cabot	#3060 Water-based Clear Solution or #3062 Water-based Cedar Finish	Village Hardware 835 Burlington Ave. Western Springs 708-246-0892
Sherwin Williams	Decksapes Waterborne Semi-Transparent Natural Finish or Decksapes Waterborne Semi-Transparent Cedar Finish	Sherwin Williams Co. 1510 W. 55 <sup>th</sup> St. Countryside 708-784-9890

\*Call ahead for sealer availability

### **Additional:**

You must thoroughly clean the deck by power washing and/or use of a chemical deck cleaner and allow to dry before application of the sealer.

Use a drop-cloth on any patio bricks and over the electric/phone utility boxes below your deck. Avoid getting stain on painted surfaces or the siding. You will be responsible for paint or siding damage.