

CCRs Balconies Decks

From: Dag Forssell dagc@forssell.com Dec 22, 2023

All documents referred here are posted at <https://www.forssell.com/menlo/Governing/>

Background info: A brief history of our CCRs with comments:

The original (developer's) 1977 CCRs say: (14) (h)

Owners may make such alterations of common area as do not adversely affect the structural integrity of any buildings or improvements or alter the exterior appearance of any part thereof.

This is the ***Prime Directive!*** Do NOT remove walls! Do NOT change appearance!

Val tells me of two units where owners altered bearing walls. This can be disastrous.

The first (by the then board) 1987 CCRs say: Page 13, item (h)

Owners may make such alterations of common area as do not adversely affect the structural integrity of any buildings or improvements or alter the exterior appearance of any part thereof. This means that the board did not change the ***Prime Directive.***

First amendment. Our current 2007 CCRs:

Page 12 5.1 Duties, is already much more detailed. Goes on for several pages followed by Utilities, Use restrictions and more, leading to...

Page 26 Section 7.10 Architectural control through 7.22 spells out detailed rules, most subject to "approval in writing by the board".

Page 29, item 7.22 says heating and AC may be located in part outside. Indeed.

The pages referenced above are our current governing documents. This section spells out in great detail the process by which owners may improve their units.

The Second Board Draft, 2018, was developed during the Harbatkin administration. This draft, created some 7-10 years ago, replaces the current rules with an expanded, rearranged and rewritten Article 8, Architectural on pages 34 - 43.. This draft has been included in the current ***Third Board Draft, 2023.*** Some rules in this section restrict member rights with no consideration of contemporary technology.

This report: Balconies Decks

Page 36 item 8.5.5 allows for board approval, as should most items.

Covering of decks and balconies with tile, done right, protects the deck membrane and removes association responsibility for maintenance. I have questioned Jay O'Shea, owner of our vendor PSC to learn about this. You can have beautiful deck surfaces if you want to. Numerous balconies have coverings. Mine has marble. Mine has not seen a drop of rain in five years. This is typical for stretch units thanks to the wide roof overhangs our buildings have.

Bring your project to the board for approval.

This report: https://www.forssell.com/menlo/Governing/BalconiesDecks/CCRs_BalconiesDecks.pdf