

9.10 Appendix 10 – Specifications For Installation of “AZEK” or “TREX” Decking and “TRADEMARK” Railing Systems (Revised 7 September 2012)

This specification is for the materials to be used for the installation of AZEK or TREX decking and TRADEMARK railing systems on the seventeen units at Vine Brook Way and those units in the original 77 units that have decks.

The original systems of decking and railings on the front and rear of the all affected units are still approved and may continue to be installed. The original wooden materials have a high maintenance cost and degrade in physical appearance in two to three years.

All requests for replacement decking must be submitted to the trustees for approval. The requests must be signed and submitted by the unit owner, not the contractor or other third party.

DECKING

As product availability may change over time, please contact the Trust Chairman who will help you to select compatible materials similar in color to the one installed nearby.

AZEK decking (azek.com).

Deck boards to be used are to be installed using hidden fasteners or color matched stainless steel deck screws.

Colors currently in use include Kona and Redland Rose. Select the one compatible with adjacent units.

Fasteners – Tiger Claw TC-P and Fastenmaster Cortex hidden fasteners.

TIMBERTECH decking (timbertech.com).

Deck boards to be used are TIMBERTECH Pacific Rosewood.

TREX decking (trex.com). Previously approved and installed at SMBW units.

Deck boards to be used are to be installed using hidden fasteners. Colors currently in use include Brasilia, color cayenne.

Fasteners - Trex Hideaway hidden fasteners (also known as connector clips).

Screws - color cayenne.

Historical note: 2008 cost to install on a large deck (12' X 19' = 228 sq.ft.) is approximately \$3400.

TRADEMARK Railing System (trademarkllc.com)

Railing system is Trademark Reserve, color white. The material is an extruded wood-plastic composition and the finish is white PVC. The estimated 2008 cost to install this system on a large deck (12' X 19' = 43 lin. ft.) is three thousand six hundred dollars (\$3,600).

TREX and TRADEMARK products are available from:
Friend Lumber 4 Adams Street Burlington MA 01803

REIMBURSEMENT PROGRAM

The decking reimbursement program terminated 16 July 2012 except for owners who committed before that date to installation in 2012.

Since AZEK, Trex and Trademark need no maintenance, Unit Owners who install a deck of these materials will receive reimbursement for the cost of two three-year maintenance cycles. (This does not apply retroactively to those who have already installed decks with the new materials.)

The reimbursement for a large TREX or AZEK deck (228 SF) will be three hundred dollars (\$300) per three year cycle and for two maintenance cycles for a total of six hundred dollars (\$600). This amount would be paid to the Unit Owner in two (2) equal installments, the first within three months after the deck completion and the second three (3) years later.

The reimbursement for smaller decks using AZEK or TREX would be scaled down in proportion to the actual number of square feet of deck. Example: a deck that is 80% of a large deck would receive a reimbursement of 80% of \$600, or four hundred eighty dollars (\$480). There are some front decks, and when these are done they would be reimbursed based upon the number of square feet.

The replacement of the railing system would be handled similar to the TREX decks and will continue until further notice.

The reimbursement for a TRADEMARK Railing System installed on a large deck, 43 linear feet, will be two hundred dollars (\$200) per three year maintenance cycle and for two maintenance cycles, a total of four hundred dollars (\$400). This amount would be paid to the Unit Owner in two (2) equal installments, the first within three months after the railing completion and the second three (3) years later.

Smaller railing systems would be scaled down in proportion to the actual number of linear feet installed. Example: a railing of 35 linear feet would receive a reimbursement of 80% of \$400 dollars or three hundred twenty-four dollars (\$324).