

**WYNDCREST HOMEOWNERS ASSOCIATION  
DECK & PATIO GUIDELINES**

# WYNDCREST HOMEOWNERS ASSOCIATION

## DECK & PATIO GUIDLINE

1. All proposals for decks and patios shall be submitted to the Homeowner's Association for approval prior to submittal to the Building Department.
2. All proposals for decks and patios shall be submitted to the Village of Briarcliff Manor Building Department for Permit Application and Approval. All permit fees are to be paid by the Homeowner.
3. All decks and patios shall conform to the limitations set forth by the community Site Plan Modification approved by the Village Planning Board.
4. All sod shall be removed by the applicant or his contractor below the proposed deck prior to construction. A 3" gravel base shall be installed below the deck.
5. All bluestone patios shall be constructed on a 3" gravel sub-base and 2" stone dust leveling base. Bluestone shall be 1-1/2" thick random pattern "Pennsylvania" or "New York" Bluestone. Minimum size of Bluestone shall be 12" x 12". Maximum size shall be 3' x 3'.
6. Applicant shall contract with the Community lawn sprinkler contractor for relocation of sprinkler heads located under the proposed structure, and shall relocate or add heads in the surrounding area to permit adequate watering of remaining grass and plantings surrounding the structure.
7. All yard drains, if any, within the proposed structure shall be relocated by the applicant. Any re-grading, and removal and reinstallation of lawn for re-grading to maintain proper drainage shall be performed by the applicant.
8. Applicant shall take care to avoid damage to existing sprinkler and storm drainage systems during construction and shall immediately repair any damaged systems.
9. All decks and patios shall match the original details of the existing community ground level decks, including material types, facia, railing types as per typical railing, fasteners and construction details.
10. All footing shall extend to a depth of 3'6" below grade.
11. All decks shall have a maximum elevation equal to the closest interior floor elevation. Decks shall be permitted to step down or be lower than the maximum elevation.

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## DECK & PATIO GUIDELINES (Continued)

12. Only “C” and “D” Model types in buildings 800, 1000, 1200, 1400 and 1600 shall be permitted to apply for a deck or a patio. All other Model types shall be permitted to apply for a patio only.
13. All patios shall have a maximum elevation of 4” below the closest interior floor elevation. Patios shall be constructed so as not to effect existing drainage pattern of the existing grading. Any re-grading, removal and reinstallation of lawn to maintain proper drainage shall be performed by the applicant.
14. Patios and Decks shall not extend out further than 12’ into the rear yard from the applicants unit. A minimum distance of 6’ -0” clear space shall be maintained between any proposed deck and existing rock cut, rock wall, landscaping or other obstruction for emergency access. Any request to relocate existing landscaping to maintain the 6’0” shall be shown on the drawings. All new landscaping or plantings shall be shown on the drawings, and shall not restrict emergency access. Any structures projecting beyond the privacy fence of an adjacent unit shall be chamfered at a 45-degree angle from the end of the fence. Plantings shall be provided in the chamfered area to provide privacy between units.