



**FIRST COLONY**  
COMMUNITY ASSOCIATION

**DECKS, UPPER LEVEL DECKS, PATIO COVERS,  
PATIO EXTENSIONS, ARBORS & GAZEBOS**

Article VII, Section 5 of the Declaration of Covenants, Conditions and Restrictions for First Colony (the "deed restrictions") require that: *...plans and specifications showing the nature, kind, shape, color, size, materials, and location of such modifications, additions, or alternatives shall be submitted to the Modifications Committee for approval...*

The following guidelines have been developed to assist property owners in complying with the above requirement of the deed restrictions. Adherence to these guidelines will usually result in the prompt approval of your request, however, adherence does not guarantee approval nor does it eliminate the need to submit a written request in advance of installation. Failure to submit a request in advance may result in the property owner incurring unnecessary expenses to modify or remove the modification.

**SUBMITAL REQUIREMENTS**

A Modification Application must be submitted prior to the installation of any upper level deck, deck patio cover, patio extension, arbor, gazebo or similar improvement. The application must include a survey site plan showing the location of the improvement with measurements to the side and rear setback lines. All materials and dimensions must be clearly shown. For all above ground structures, front and side elevation drawings must be provided.

Location

For decks and other ground level improvements, no encroachment will be allowed on easements. For patio covers and other above ground structures, no encroachments are allowed on front, rear or side building setback lines, or on golf course reserve easements.

Dimensions

**Patio Covers, Arbors & Gazebo:** The maximum height of patio covers or gazebos is generally twelve (12) feet measured from ground level.

**Decks & Patio Extensions:** The maximum height of the walking area of decks is eighteen (18) inches measured from slab level. Multi-leveled decks are allowed but the highest level must be at or below 18 inches. Built in benches and/or railings may exceed this height. The area of the patio extensions (concrete slabs) shall be no greater than 25% of the area of the rear yard.

**Upper Level Decks:** The height cannot exceed the height of a normal second story level, nor extend beyond the building lines.

Materials - Structure

**Decks, Upper Level Decks, Patio Covers, Gazebos & Arbors:** All above ground structures shall be made of either weather resistant wood or of masonry; metal or vinyl are not permissible for patio covers, upper level decks, arbors or gazebos. If wood is used on the improvement, it must be weather-resistant such as cedar or Wolmanized pine. It may be painted to match the house colors, stained a natural wood color, treated with a substantially clear wood preservative or left raw to weather naturally. If masonry is used, either bricks or stucco that match the house or concrete may be used. In all cases, the design and materials must complement the house design. On upper level decks, both the stairway and deck require railings for safety.

**Patios, Patio Extensions:** Concrete slabs for patio extensions must be of similar or better quality than any existing patio slab. Other acceptable materials may include, but are not limited to, pavers; stone; stamped colored or coated concrete. All materials used, including color selected, must complement the house.

Materials - Roofing

**Patio Covers & Gazebos:** Must be shingles to match the house in color, style and weight or an open design using wood slats or lattice. Wood shake shingles may also be considered on freestanding gazebos. Metal or fiberglass covers are specifically prohibited; however, honeycomb style Lexan material may be considered if it is incorporated into a wood cover and a material sample is submitted before approval.

**Arbors:** Can consist of lattice or wood slats. If vines are to be grown over the top of the structure, they must be properly maintained at all times, including watering, fertilizing, trimming and replacement of dead plants.

**NOTE: Residents who are living within the City of Sugar Land or Missouri City will be responsible for obtaining any necessary building permits.**

### Maintenance

All decks, upper level decks, patio covers, patio extensions, arbors and gazebos must be maintained in such a fashion that they do not detract from the neighborhood. This maintenance includes replacement of broken rotted wood, repair or replacement of shingled roofs, repainting, etc.

**NOTE: Some neighborhoods may have more restrictive guidelines, which would supercede these guidelines.**

The FCCSA Executive Director approved these guidelines on the 25<sup>th</sup> of April, 2002 based on authority by the Board of Directors. Changes to these guidelines may be made at any time without prior notice.



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Sandra K. Denton, Executive Director