

POLICY RESOLUTION
SEWICKLEY HEIGHTS MANOR HOMES ASSOCIATION

Deck Replacement Program / Reimbursement

A RESOLUTION PERTAINING to Composite Deck Replacement

Any unit scheduled to have their deck replaced with composite material according to the Deck Replacement Program, may request a reimbursement under the following conditions:

1. The reimbursement amount will only be provided for the ORIGINAL size of the deck.
2. The reimbursement will only be granted if the deck built meets SHMHA specifications and was approved by the Architectural Control Committee prior to construction.
3. Each request must be in writing and be approved by the Board of Directors using the online form and passes inspection post construction.
4. The reimbursement will ONLY be disbursed in the calendar year the deck is scheduled for replacement according to the most current Deck Replacement Program.
5. Requests for reimbursement will be accepted during the calendar year upon completion of the current year deck reconstruction contract and anytime during the following calendar year.
6. The amount of the refund will be calculated as follows:

The actual square footage of the original size of the deck (width *times* length) plus square footage of steps if applicable TIMES the square foot cost of deck replacement as specified in the construction contract in effect when the deck is scheduled for replacement

TIMES Remaining Useful Life of Deck in Years
30 Years (Full Life of Deck)

7. Reimbursement will ONLY be granted to **members** of the Association that are current in their payment of assessments at the time of construction and during the scheduled replacement.. Refunds are non-transferable.

See example attached to this Policy Resolution

Approved by Board of Directors

Date

8/16/22

APPROVED BY SHMHA
BOARD OF DIRECTORS

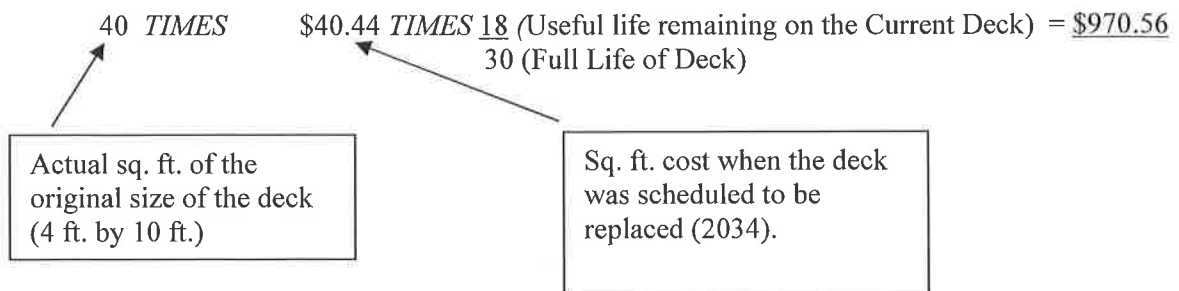
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DATE

***** EXAMPLE *****

Deck Replacement Program / Reimbursement

1. John Doe replaced and extended his deck with his own funds in 2022 after receiving approval by the Architectural Control Committee. Mr. Doe's deck was scheduled for replacement according to the Deck Replacement Program in 2034.
2. The original deck was 4 ft. by 10 ft. (40 square feet). He extended his deck to 10 ft. by 19 ft. (190 square feet).
3. In 2034, after the completion of the deck reconstruction contract, Mr. Doe requests in writing a refund to the Board of Directors.
4. The Board verifies all requirements stated in the Resolution have been met. The year the deck is scheduled to be replaced (2034) deck reconstruction contract was \$40.44 per square ft.
5. The amount of the refund would be calculated as follows:



Mr. Doe would receive a refund of \$970.56.