

Beachside Tennis Villas Deck Repairs

The Board of Directors has established the following guidelines for repairs to either first floor wooden decks or concrete decks on the second through the fifth floors.

Please remember that under the Master Deed and By-Laws **no alterations can be made without first obtaining written approval from the Board of Directors.**

1st Floor Wooden Decks

- No repairs, painting, modifications to the railing system, steps or structural framing is permitted. Contact IMC Resort Services when work is required for those elements.
- Deck boards may be replaced with 1"X4" Cypress, 5/4"X 4" pressure-treated lumber, or manufactured lumber such as Trex and cannot be mixed with a contiguous deck. Specifications for manufactured decking must be approved by the association.
- The approved decking color is "weathered gray" and decking must not be painted or coated without Board approval. Painted wood flooring will show unattractive wear patterns and is to be avoided. Decking that is completely replaced or patched with wood material must be stained with a gray penetrating weathering oil stain that conforms to the weathered gray standard. Decking that is completely replaced with manufactured decking, such as Trex, must conform to the weathered gray standard.
- Replacement decking must be oriented in the same manner as existing decking and secured with galvanized decking screws for wood material or fasteners approved by the manufacturer for manufactured decking material.

2nd – 5th Floor Concrete Decks

1. Repainting
 - The surface should be cleaned with a commercial grade cleaner such as Greased Lightning to remove grease, grime, mildew, etc. It should then be hosed off and allowed to dry overnight.
 - Damage to the textured deck surfacing should be chipped away until solid topping is left.
 - Dap "Ready-Mixed Concrete Patch" can be used to fill in damaged areas; hand textured to blend with the existing textured surface; and allowed to dry.
 - Two coats of Richard's "Deck Guard" pool and patio deck coating can be rolled onto the prepped surface. The color should match the original deck color, the formulation for which is - Base 4201; B32; Y2P16; O18. The coating can be purchased from Hilton Head Glidden at 13 New Orleans Road; phone 843-785-4106. They have entered this information into their records as "Ocean Side deck coating for Beachside Tennis Villas".
2. Tiling
 - 12"X 12" exterior grade, skid free porcelain tiles may be installed after completing surface repairs. The tile color should be as close as possible to the original color.
3. Resurfacing
 - Resurfacing with a polyaspartic color flake finish as used in corridors is approved. Contact IMC Resort Services for approved contractors.
 - There needs to be adequate clean up to any adjacent and/or below villas. Contact IMC Resort Services for access.