

Deck Expansion/Rebuild/Repair Approval Guidelines

CHOA looks forward to working the Homeowner and assisting with guidance on getting through the various steps in the deck approval and construction process. Any questions involving this process should be directed to the ARC Chair or the designated CHOA representative.

Elective Deck Expansion

1. All new deck projects will be in conformance with the CHOA CC&R's.
2. CHOA has developed architectural deck designs for various types of units found at Chinquapin. (Not all units are eligible for deck expansion at this time. These include the carport units and one-bedroom units. These units are, however, eligible for the new railing designs and materials.) One of the Chinquapin-approved deck designs must be used, including the privacy portions, structural and architectural elements and materials. CHOA will provide Homeowners a copy of the approved designs. Homeowners are then responsible to hire licensed professionals to complete unit-specific designs and structural engineering for their units/buildings. This design and engineering must be reviewed and approved by an architect and engineer designated by the ARC, at the Owner's expense and approved by the Architectural Review Committee.
3. Homeowners are responsible to obtain all necessary permits and approvals from Placer County, the TRPA, and any other permitting agencies. The Homeowner and their contractor are responsible to adhere to all provisions outlined in the permits.
4. All Homeowners must have written permission from adjacent neighbors to move ahead with a deck expansion project. CHOA will provide the necessary forms to the Homeowner.
5. The Homeowner will enter into a contract with CHOA of the construction of the decks. The contract specifies conditions such as the CHOA design and oversight fees, insurance, and the responsibilities of the Homeowner, the designated Contractor building the decks, and CHOA for the completion of the project.
6. The Homeowner is responsible for selecting the Contractor to do the work. All Contractors selected must be licensed in the State of California and must have the proper insurance to work within the CHOA on Common Area property. The Contractor is responsible to build the decks per the provided specifications.
7. The Homeowner will be financially responsible for the project. A personal guarantee or a completion bond will be required. In the event a Homeowner's deck project is stopped for any reason (other than weather-related) for a period of 60 days or longer, CHOA may complete the job at the Homeowner's expense. Also, any moneys owed by the Homeowner may be collected by CHOA in the same manner as it collects delinquent dues and assessments.
8. The Homeowner will pay a fee to CHOA for the development of the deck design including architectural and engineering research and the oversight of the construction of the project. The fee is payable to CHOA at the commencement of deck construction.
9. If the drainage BMP (Best Management Practices) installations have been completed on the Homeowner's unit prior to the deck expansion project, Homeowner will pay for the installation of any additional drainage BMP's required due to the expansion project.

CHOA Deck Rebuild

1. If it has been determined by CHOA that an existing wooden deck needs to be rebuilt, the Association, at its expense, will rebuild the deck in the same size using structural and architectural elements and materials as outlined in the “Elective Deck Expansion” Section immediately above with the exception that the railing inserts will be approved wire mesh.
2. The Homeowner may elect to change to another railing insert from any of the other CHOA-approved options. Should there be additional costs over those of the mesh insert, these costs will be paid by Homeowner.

CHOA Deck Repair

If it is requested by the Homeowner and approved by CHOA that a wooden deck be repaired, the deck will be repaired in wood and in the same size by the Association and at the expense of the Association.