

Deck and Patio Extension and Additions Policy

Brandywine, A Planned Community

Executive Board Approval Date April 3, 2020

Revision History April 23, 2026, July 16, 2026

Policy Statement

The Deck and Patio Extension and Additions Policy detail the guidelines for the required Owner's submission to the ARC Committee for approval for any intended alterations to the existing deck and patio, expansion of deck and patio, and/or installation of additional deck and patio at Brandywine, A Planned Community.

It is important to note that per the Declaration in our Governing Documents (Article 7.1.3 (a)(b)(c)) that the architectural style and exterior appearance (to include color) shall perpetuate the same colors as originally installed to provide a consistent color scheme.

Guidelines

Colors

Colors of Decks and Handrails should closely match the siding of the Unit. Approved light to medium colors include tans, taupe, light brown. Approved colors for Balusters include tan, black, or stainless steel.

Colors of concrete patios to include stamped concrete should also closely match the siding of the Unit. Approved light to medium colors include natural concrete color, tans, taupe, light brown).

Extension of Existing Decks and Patios

- Requests must include type, size, color, and the location of the extension.

- Any expanded deck or patio must conform to existing deck or patio.
- Any expanded deck or patio must not adversely affect drainage to property or neighboring properties.
- Any approved expanded deck or patio will be maintained by Unit Owner.
- Unit Owner must get township building permit if required.

New Decks and Patios

- Requests must include type, size, color, and the location of the new deck or patio.
- Any new deck or patio must conform to existing deck or patios in the development.
- Any new deck or patio must not adversely affect drainage to property or neighboring properties.
- Any approved new deck or patio will be maintained by Unit Owner.
- Unit Owner must get township building permit if required.

Note:

Notwithstanding the foregoing guidelines, all other obligations and responsibilities remain as stated in the Declaration of Covenants and Restrictions, Bylaws, and Rules & Regulations for Brandywine, A Planned Community.

Bernadette S. Howard 7-16-26

President

Date

Kira D. Frey 7-16-26

Secretary

Date