



WATERSCAPE HOMEOWNERS ASSOCIATION, INC.

The Association of Waterscape Co-Owners

LOWER LEVEL DECKS – APPROVED EXTERIOR PAINT, STAIN AND DECK FLOORING

August, 2019 / Revised June, 2020

All lower level decks are owner additions. As such, their maintenance is the responsibility of the owner. Routine maintenance of decks, such as painting and staining and replacing deck flooring, does not require advance approval so long as **the only paints, stains, and decking materials used are these:**

Wood deck railings – white paint only

Sherwin Williams SW 7006 (257-C1) “Extra White” (Flat finish)

Products – SuperPaint, Duration, or Emerald

New and previously-stained wood deck flooring and aprons – solid stain

Brown option – Sherwin Williams SW 3046 “Pine Cone”

Gray option – Sherwin Williams SW 3026 “King’s Canyon”

Before starting work, test to determine if a sealant has been applied. If water “beads” on the deck floor, the sealant will need to be removed with a stripping product prior to application of the solid stain.

Heavily damaged, previously-stained wood deck flooring and aprons– deck coating

Brown option – Sherwin Williams SW 3104DD “Brown”

Gray option – Sherwin Williams SW 3111DD “Charcoal”

Deck coating is a “last resort” option that can fill in cracks in wood and get a little while longer out of damaged deck flooring. Direct questions to the Sherwin Williams store personnel below.

Previously-painted wood deck flooring and aprons – solid stain

Brown option – Sherwin Williams SW 3046 “Pine Cone”

Gray option – Sherwin Williams SW 3026 “King’s Canyon”

Painting of deck floors no longer is permitted. If paint is peeling, it should be sanded off or removed with a stripping product before applying the solid stain. Otherwise, solid stain can be applied directly over cleaned paint.

Never painted or stained concrete patio pad (back of condo unit) – solid stain

Brown option – Sherwin Williams SW 3046 “Pine Cone”

Gray option – Sherwin Williams SW 3026 “King’s Canyon”

For previously painted or stained concrete patio pads, solid stain is preferable, but specifics should be discussed with the Architecture-Building Committee prior to beginning work.

Replacement – Trex deck flooring and aprons – Trex “Enhance”

Brown option – Trex “Enhance” / Color – “Saddle”

Gray option – Trex “Enhance” / Color – “Clamshell”

*Note: **Deck aprons** are the boards located between the deck floor and the ground. These are to be the same color and material as the deck flooring.*

IMPORTANT – Waterscape Owners receive a **substantial discount** on Sherwin Williams products **ONLY at this location** when they indicate that the materials are for Waterscape:

Sherwin Williams

345 Sheridan Road (Highway 38 and Logan Street / across from KFC)

317-773-1284