Original Date: July, 2012

Revision Date: October, 2018

Revision Date: May 2019

RULE # 3

Deck Expansion

PURPOSE

- This rule is to assist in the design and installation of an expanded rear deck.

Ground level units:

- The deck expansion shall not extend beyond the side of the unit toward the side yard property line.
- Deck expansion towards the adjoining neighbour's property shall be permitted, but that expansion shall be a minimum setback of 3.65 meters to said property line.
- The deck expansion shall not extend more than 1.2 meters from the outer rear edge of the existing deck towards the rear property line.
- The overall design shall support or exceed the construction standards and appearance of the existing deck, including but not limited to: foundation, joists, railings, deck skirt, materials, colour, etc.
- The deck expansion shall be consistent with the original development, such that it is not any higher or lower in height than the existing deck.
- The deck expansion shall be designed in a manner so as not to interfere with the existing irrigation system. Should there be no other way to achieve the design, the irrigation system may be modified, within reason.
- A licensed irrigation contractor acceptable to the Board must complete all modifications to the irrigation system and shall not compromise the use of the overall system.
- All planned modifications to the irrigation system must be placed in writing to the Board for review and approval prior to proceeding on the deck expansion.
- In all cases, similar materials as existing shall be used and must comply with colours and appearance of the Pinnacle.
- Edging and Borders around the new deck shall comply with the colours and appearance of the Pinnacle.

Walk out basement units:

- In addition to above, upper decks with a walk out basement, shall be permitted to extend (cantilever) no more than 1.2 meters towards the rear property line, and shall not extend beyond the side of unit, toward side yard property line.

- Expansion towards the adjoining neighbour's property shall be permitted, but must maintain a minimum setback of 3.65 meters to the adjoining property line.
- Existing ground level patios (beneath upper deck) shall be permitted to extend up to 1.2 meters towards rear property line, and cannot extend beyond the side of Unit towards side yard property line. Expansion towards the adjoining neighbour's property shall be permitted, but must maintain a minimum setback of 3.65 meters to the adjoining property line.

OWNERS RESPONSIBILITY

- This rule should be read and adhered to, in conjunction with Condominium Bylaws; Alteration/Addition to Existing Building and Landscaping /Gardens.
- A development permit from the Town of Okotoks may be required to facilitate the expansion. Application and cost is responsibility of Owner.
- All costs related to irrigation modification will be borne by the Owner.
- All deck expansions shall adhere to above rules.
- It will be the responsibility of the owner to rectify identified issues at their expense so that the project complies with these rules.

PINNACLE BOARD RESPONSIBILITY

- It is not the intent of Board of Directors of the Condominium Corporation to approve every project. As long as the rules are followed, the project will be deemed acceptable to the Board. It is important to note that, in the event of a complaint or a disagreement, it is the determination of the Condo Board whether or not rules were followed; identified issues will be communicated to the owner.