

Stratton Flats Deck Guidelines

Gypsum, Colorado - March 2014

Decks

The design of all decks must be incorporated into the design of the building structure, such that, the decks blend into the existing building architecture. Decks on the upper level shall not be permitted. Decks shall be “at grade” and the finished surface shall not be higher than 18” off of existing grade. Deck railings should not be necessary for “at grade” decks.

Decks may be used for the enjoyment of patio furniture and gas grills, but not for other storage purposes. Grills and patio furniture must be covered and stored neatly when not in use. Decks shall be constructed within the rear townhome setback (commonly seven feet but may not be the same for all units). Owner/Applicant must verify that the proposed deck will be within the setback and side property lines prior to construction. No portion of the deck may be located outside the townhome or duplex property.

Materials

Deck surface shall be made of:

- Trex 1” Squared Edge Board or Trex 1” Grooved Edge Board.
- Deck fascia shall be Trex Fascia 1” x 8” or 1” x 12” .
- Trex deck material color shall be Woodland Brown.

Footings

Deck footings shall be cast-in-place or pre-cast concrete footings such that no part of the concrete footing is visible from off the neighboring properties. Footings shall be covered or hidden by the deck framing and fascia, see Exhibit A and B for examples.

Installation

Installation shall be in accordance with the attached Trex Installation guidelines, Exhibit D.

Maintenance and Liability

The owner assumes all responsibility for construction, maintenance, replacement and liability for construction of a deck. The owner must also sign a waiver which can be obtained by the Association, prior to commencing construction. The association reserves the right to perform maintenance not performed by the owner and add the deferred maintenance cost to the owners’ account.

Exhibits

Exhibit A and B – See attached Exhibit A and B as a good example of the design intent for the Stratton Flats deck guidelines.

Exhibit C – See attached Exhibit C as a bad example, showing the exposed footings.

Exhibit D – Trex Installation guidelines, available in English and Spanish.

Disclaimer Adherence to the Stratton Flats Deck Guidelines does not indicate approval of any other applications or permits that may be required.

Exhibit A

Stratton Flats Deck Guidelines





Exhibit C

Stratton Flats Deck Guidelines







DECKING

DECKING SPECIFICATIONS AND PROFILES

DECKING	DESCRIPTION	ITEM NUMBER	COLORS	
1" (2.5 cm) Square Edge Board Actual dimensions: 1" x 5.5" (2.5 cm x 14 cm) Select decking actual dimensions: .875 x 5.5" (2.2 cm x 14 cm) 	1 x 6 x 12' Transcend® 1 x 6 x 16' Transcend 1 x 6 x 20' Transcend 1 x 6 x 12' Enhance® 1 x 6 x 16' Enhance 1 x 6 x 20' Enhance 7/8 x 6 x 12' Select® 7/8 x 6 x 16' Select 7/8 x 6 x 20' Select	XX010612TS48 XX010616TS48 XX010620TS48 XX010612ES48 XX010616ES48 XX010620ES48 XX010612SS64 XX010616SS64 XX010620SS64	LR, SR, TT, FP, GP, RS, TH, VL BD, CS, SD MB, PG, SD, WG, WB	
	1" Grooved-Edge Board Actual dimensions: 1" x 5.5" (2.5 x 14 cm) Select decking actual dimensions: .875 x 5.5" (2.2 cm x 14 cm) 	1 x 6 x 12' Transcend 1 x 6 x 16' Transcend 1 x 6 x 20' Transcend 1 x 6 x 12' Enhance 1 x 6 x 16' Enhance 1 x 6 x 20' Enhance 7/8 x 6 x 12' Select 7/8 x 6 x 16' Select 7/8 x 6 x 20' Select	XX010612TG48 XX010616TG48 XX010620TG48 XX010612EG48 XX010616EG48 XX010620EG48 XX010612SG64 XX010616SG64 XX010620SG64	LR, SR, TT, FP, GP, RS, TH, VL BD, CS, SD MB, PG, SD, WG, WB
		1" Grooved Porch Floor Board Actual face dimensions: 1" x 4.25" (2.5 cm x 10.8 cm) Actual overall dimensions: 1" x 4.5" (2.5 cm x 11.4 cm) 	1 x 4.5 x 10' Transcend Porch 1 x 4.5 x 12' Transcend Porch 1 x 4.5 x 16' Transcend Porch	XX010510TP60 XX010512TP60 XX010516TP60
Can also be used for decking applications.				
2" Square Edge Board Actual dimensions: Transcend 2x4: 1.375" x 3.5" (35 mm x 89 mm) Transcend 2x6: 1.375" x 5.5" (35 mm x 140 mm) Select 2x6: 1.375" x 5.5" (35 mm x 140 mm) 	2 x 4 x 16' Transcend 2 x 6 x 16' Transcend 2 x 6 x 20' Transcend 2 x 6 x 12' Select 2 x 6 x 16' Select 2 x 6 x 20' Select	XX020416TS48 XX020616TS32 XX020620TS32 XX020612SS32 XX020616SS32 XX020620SS32	FP, GP, TH, VL MB, PG, SD, WB	
	1" x 8" Fascia Actual dimensions: .75" x 7.25" x 12' (1.9 cm x 18.4 cm x 3.66 m) 	12' (3.66 m) Transcend 12' (3.66 m) Enhance 12' (3.66 m) Select 12' (3.66 m) Universal	XX010812TS60 XX010812ES60 XX010812SS60 WW010812ES60	LR, SR, TT, FP, GP, RS, TH, VL BD, CS, SD MB, PG, SD, WG, WB WHITE
1" x 12" Fascia Actual Dimensions: .75" x 11.25" x 12' (1.9 cm x 28.9 cm x 3.66 m) 	12' (3.66 m) Transcend 12' (3.66 m) Enhance 12' (3.66 m) Select 12' (3.66 m) Universal	XX011212TS40 XX011212ES40 XX011212SS40 WW011212ES40	LR, SR, TT, FP, GP, RS, TH, VL BD, CS, SD MB, PG, SD, WG, WB WHITE	

XX = INSERT COLOR PREFIX:
BD Beach Dune **CS** Clam Shell **FP** Fire Pit **GP** Gravel Path **LR** Lava Rock **MB** Madeira
PG Pebble Grey **RS** Rope Swing **SD** Saddle **SR** Spiced Rum **TH** Tree House **TT** Tiki Torch **VL** Vintage Lantern
WB Woodland Brown **WG** Winchester Grey

DECKING SPECIFICATIONS AND PROFILES

TREX HIDEAWAY® HIDDEN FASTENING SYSTEM	DESCRIPTION	ITEM NUMBER
Connector Clip (stainless steel) 	50 sq. ft. box 500 sq. ft. bucket	CONNECTCLIP CLIPPAIL
Gun Pail	500 sq. ft. (46.5 m ²) bucket with collated pneumatic screws	GUNCLIP
Start Clip (stainless steel) 	400 sq. ft. bag	STARTERCLIP
Universal Starter Clip	400 sq. ft. bag	UNIVSTARTERCLIP
Universal Fastener (glass-filled nylon) 	50 sq. ft. box 500 sq. ft. bucket	UNIVCONCLIP DA00002
Router Bit 	Router Bit	ROUTBIT

DECKING FASTENERS

	TREX® PRODUCT LINES				
	Transcend®	Enhance®	Select®	Accents®	Escapes®
Trex Hideaway® Hidden Fastener	X	X	X	X	X
FastenMaster® TrapEase II Composite Screw	X	X	X	X	
FastenMaster® TrapEase® 3 Ultimate Composite Decking Screw (Available Spring 2014)	X	X	X	X	X
Quick Drive® Composi-Lok Deck Screw				X	
UFO Ballistic NailScrews®				X	
Dexxter® Composite Screw - 6 Lobe Drive Only	X	X	X	X	
Fastenmaster® TrimTop Screw					X
Scrudini™ Hand Drive Screws					X
Camo® Marksman Pro®					X
DeckFast® Cap-Tor® xd/HeadCote® CapTor® xd	X	X	X	X	X
Screw Product C-Deck Exterior Star Drive Composite Deck Screw	X	X	X	X	X
C-Deck Exterior Star Drive Composite Deck Screw (See note below)	X	X	X		
Phillips II Plus® Pozisquare		X	X	X	
Cortex® Concealed Fasteners	X	X	X	X	
Muro® T-Screw Torx Stainless Steel Screw - Collated (TX0212SFD or M-TX0300SEP)	X	X	X	X	

NOTE: C-Deck screw listed above is also color matched for use with white Trex 1x8 and 1x12 composite fascia.

NOTE: Muro T-Screw M-TX0300SEP listed above is approved for 2x6 decking (can also be used with standard 1" (2.5 cm) decking as listed above). This screw is collated and can be used with Muro Auto Feed Screw Gun FDVL41 Speed Driver. (**NOTE:** This is not a color match screw.) For best results, we recommend the above fasteners, which work well and provide an attractive appearance. Unless you are toe screwing, you will not have to pre-drill when you use these screws. See *Framing and Fastening Tips*, page 37.

Trex recommends the use of two screws per joist.

MINIMUM FASTENER SIZE		
SCREWS		
Profile	Length	No.
1" x 6"	2-1/2" (6.4 cm) or 2-3/4" (7 cm)	#8, #10
2" x 6"	3" (7.6 cm)	#8, #10

1" X 6" (2.5 cm X 15.2 cm), 2" x 6" (5.1 cm x 15.2 cm)

If any condition occurs which is attributable to the use of non-recommended fasteners, such condition shall not be covered under Trex's Limited Warranty.

FastenMaster® TrapEase® II, TrapEase® 3, FastenMaster® TrimTop™, and Cortex® are registered trademarks of OMG, Inc.

Camo® and Marksman Pro® are registered trademarks of National Nail Corp.

Quik Drive® and Dexxter™ are registered trademarks and Composi-Lok™ is a trademark of Simpson Strong-Tie Company, Inc.

NailScrews® is a registered trademark of Universal Fastener Outsourcing, LLC.

Scrudini™ is a trademark of Swan Secure Products, Inc.

DeckFast® CapTor® xd and HeadCote® CapTor® xd are registered trademarks of Starborn Industries Inc.

C-Deck Exterior Star Deck Composite Deck Screw is a product of Screw Products Inc.

Phillips II Plus® is a registered trademark of Phillips Fasteners LLC.



DECKING FASTENERS/CONTINUED

FASTENING TIPS FOR TREX ESCAPES®*

You can fasten Trex Escapes® with the recommended fasteners at least 1/2" (1.25 cm) and not more than 4" (10.2 cm) from the board edge without splitting. **You do not have to pre-drill with Trex Escapes.**

**Use Trex Universal Hideaway® hidden fasteners for Escapes grooved product. This includes additional screws for installation.*

FASTENING TIP FOR TREX ESCAPES®, TREX TRANSCEND®, TREX ENHANCE®, AND TREX® SELECT™

NOTE: When using pneumatic or battery-operated equipment, adjust the pressure so that you only shoot the head of the nail to be flush with the board's cap. **DO NOT** shoot the fastener head completely through the cap.

TREX AND STATIC ELECTRICITY

The buildup of static electricity on a flat surface can affect walking surfaces. This phenomenon can occur in dry climates, where hot dry winds and dust-born particles can create static electricity on the surface of the decking. (This static electricity is the same as when people drag their feet on a dry day or rub a balloon on fur or wool.) In most cases, hosing down the decking surface will dissipate the static charge, however if this continues the deck can be grounded. Consult with an electrician to determine the best methods for this.

TREX PRODUCTS NEAR LOW-E WINDOWS

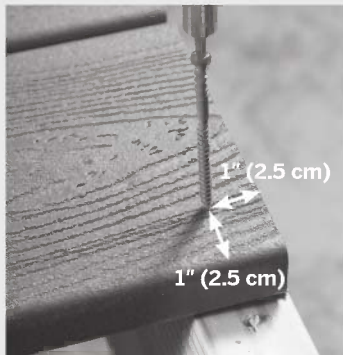
Low-E glass reflects more sunlight, and it has been observed that the extra reflectivity combined with any concavity in the glass can act like that of a concave mirror, concentrating sunlight onto outdoor objects, including that of decking and railing. This can result in an extreme amount of heat concentrated on areas of the decking surface, which in turn can sometimes char the decking surface or cause the decking to slightly bow.

FRAMING AND FASTENING TIPS

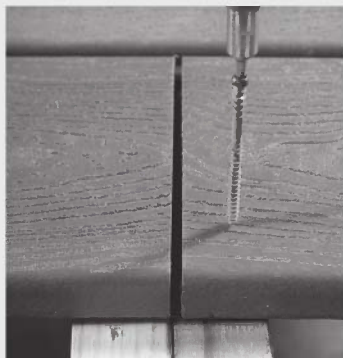
Composite decking is a great alternative to traditional wood decking. When building your deck and railing, it is recommended that code-approved structural material be used as the framing and joists. One option is using Trex Elevations® steel deck framing. Refer to www.trex.com for more information on Trex Elevations. Check your local building codes for restrictions. Trex® decking cannot be used for structural applications.

DO NOT attach Trex decking directly to any solid surface or watertight system. See *Sleeper Systems* on page 38. In most cases, install fasteners at a 90° angle (perpendicular to the board).

At board ends on the deck's edge, you can install screws placed perpendicularly at the recommended distance, at minimum of 1" (2.5 cm) from the board end and edge, without splitting the board.



For butt joints, where boards meet over a single joist, add a 2" x 4" (5.1 cm x 10.2 cm) "nailer" board at the butt joint. This allows you to install a screw at a 90° angle.



FASCIA FASTENING TIPS

- » Trex fascia around the base of a deck must be gapped the same as the decking to allow for air flow.
- » Attach the fascia every 12" (30.5 cm) with three Trex approved screws. Place the top screw 1" (2.5 cm) from the top of the rim joist, the second screw at the rim joist's center, and the third screw 1" (2.5 cm) from the bottom of the rim joist.
- » A construction grade weather resistant adhesive is also recommended to be used as a **SECONDARY** fastener when attaching fascia.

HIDDEN FASTENER TIPS

Start Clips Needed

You will need 0.75 clips for every lineal foot of decking. For example, 40 feet of decking would require 30 start clips.

$$0.75 \times \text{ft of decking} = \# \text{ of start clips}$$

NOTE: When using hidden fasteners (both start and connector clips), one must be used on every joist.

Calculating the Number of Connector Clips Needed

- » # of joists x # of decking boards = # of connector clips needed.
- » Ninety (90) connector clips will cover approximately 50 sq. ft. (103 cm²) using 5.5" (14 cm) decking boards on 16" (40.6 cm) centers.

CONNECTOR CLIPS NEEDED

Joist Spacing (on center)	Deck Size Square Feet				
	100	200	300	400	500
12" (30.5 cm)	210	441	672	882	1113
16" (40.6 cm)	175	336	512	672	848
24" (66 cm)	110	231	352	462	583

DOCK APPLICATIONS

Trex decking contains no materials that will harm marine life and is safe for the environment. As long as dock is in intermittent contact with water, i.e., splashing and not in continuous direct contact with water, the durability of the Trex decking should not be affected. For docks, a 3/8" (1 cm) width-to-width gap between boards is recommended to allow for increased drainage due to increased contact with water. In addition, stainless steel fasteners should be used. If there is sufficient contact with the dock and gasoline, grounding of the dock is also recommended.

ROOFTOP AND SLEEPER DECK SYSTEMS

Sleeper Deck Systems



A sleeper system is a buffer between a solid surface and Trex® decking. Drainage, access, and airflow are critical. Water must be able to flow through and away from the deck. For repairs and removal of debris, joist system access is necessary. Good airflow will keep the decking dry and in good condition.

Trex, when used with a sleeper system, must be supported below its entire length and if used in a roofing application, the supports must run the direction of the pitch of the roof to facilitate proper drainage. In addition, sleeper joists must be attached to the roof structure in a manner that stabilizes the deck frame. Failure to do so may result in a poor structure which will compromise deck performance.

In areas of application where a sleeper system is required that would not be susceptible to excessive debris buildup (examples would include covered areas such as balconies, porches, etc.), a minimum height of 1-1/2" (3.8 cm) for pressure-treated joists as well as a minimum 1/4" (0.6 cm) gap between Trex decking would be acceptable. These areas would still have to be designed to allow for proper drainage and hidden fasteners would be acceptable. However, if access to the structure under the decking is required, it would be recommended to use either the universal fastener

(plastic) or 2" (5.1 cm) composite decking screws. A 1/4" (0.6 cm) to 1/2" (1.3 cm) gap is still required when abutting walls or other fixed objects.

In all other areas where there could be excessive water buildup along with debris buildup, Trex would recommend a minimum height of 3-1/2" (8.9 cm) for pressure-treated joists, as well as a gap of 3/8" (1 cm). For this application, hidden fasteners would not be recommended and standard 3" (7.6 cm) composite screws would be used.

ALWAYS consult your local building code authority for proper details on roof and railing installation to the roof structure if required.

ROOFTOP DECK TIPS

- » If you want to access the roof, you must build the Trex deck in removable sections or with removable fasteners.
- » You must attach the sleeper joists to the roof structure so that they stabilize the deck frame. Failure to do so may result in a poor structure which will compromise deck performance.

CODE COMPLIANCE

Joist Spanning for Decking

Trex® decking meets all applicable national model building codes. The joists must be spaced on center according to the chart below. Be sure that joists are level and plumb. Trex decking must span at least three joists. For heavy items such as hot tubs, planters, etc., consult a local building engineer or inspector for span recommendations. If you want to minimize the appearance of joists through the spaces between boards, paint the top of your joists black.

Code Listings

Trex complies with major model building codes and has been evaluated by the International Code Council evaluation service.

Trex Complies with these Model Building Codes:

- » 1997 Uniform Building Code (UBC).
- » 1999/2009 Standard Building Code (SBC).
- » 2006/2009 International Residential Code (IRC).
- » 2006/2009 International Building Code (IBC).
- » International One and Two Family Dwelling Code 1998.
- » BOCA® National Building Code/1999 (BNBC).
- » Trex decking is included in the National Research Council of Canada's Registry of Product Evaluations. See trex.com for CCMC Evaluation Report 13125-R.

For an Materials Safety Data Sheet (MSDS), please visit trex.com

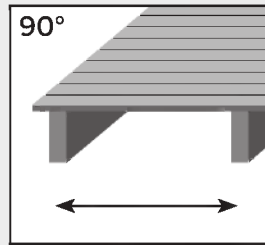
Trex Transcend® and Trex Escapes®

Trex Transcend® and Trex Escapes® are compliant with the Wildland-Urban Interface, California State and San Diego County fire codes. For more information, e-mail question@trex.com or call 1-800-BUY-TREX (1-800-289-8739).

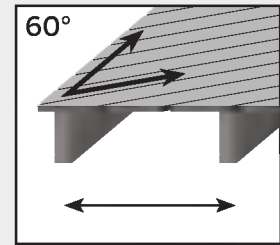
TREX DECKING SPAN CHART (On Center)			
	Residential Decks, Light Duty Docks, Residential/Day care Playground	Commercial Decks, Boardwalks and Marinas	
Decking Loading	100psf (4826 Pa)	100psf (4826 Pa)	200psf (9576 Pa)
1" (2.5 cm) Boards (including Porch), and .875" (2.2cm) Select Boards	16" (40.6 cm)	16" (40.6 cm)	12" (30.5 cm)
2" x 6" (5.1 cm x 15.2 cm) Boards	24" (70 cm)	24" (70 cm)	16" (40.6 cm)

TREX RAILING SPAN CHART	
Maximum Railing Span for all Applications (on center of posts)	
Transcend, Select, and Reveal Railing	96" (244 cm) on center
Traditional Railing	72" (183 cm) on center

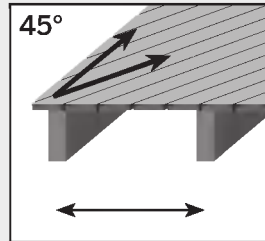
ADJUST JOIST SPANNING TO ACCOMMODATE ANGLED DECKING PATTERNS*



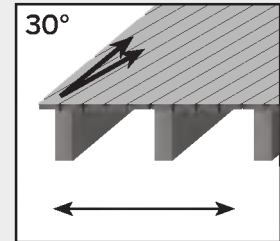
90°
Perpendicular to joists. See chart below.



60°
At a 60° angle, maximum joist spanning is 2" (5.1 cm) less than listed in the chart below.



45°
At a 45° angle, maximum joist spanning is 4" (10.2 cm) less than listed in the chart below.



30°
At a 30° angle, maximum joist spanning is 1/2 of the distance listed in the chart below.

GAPPING

You must gap Trex® decking, both end-to-end and width-to-width. Gapping is necessary for drainage and the slight thermal expansion and contraction of Trex decking boards. Gapping also allows for the shrinkage of the wood joist system.

- » **ALWAYS** follow Trex-recommended gapping guidelines.
- » Maximum allowable perpendicular overhang for Trex is 4" (10.2 cm) for non-walking surfaces only.
- » All decks require air circulation to keep them dry and looking good. To improve air flow, leave openings under the decking or increase gapping to 3/8" (1 cm).

WIDTH-TO-WIDTH GAP	
Above 40°F* (4.5°C)*	1/4" (0.6 cm)
Below 40°F* (4.5°C)*	3/8" (1 cm)

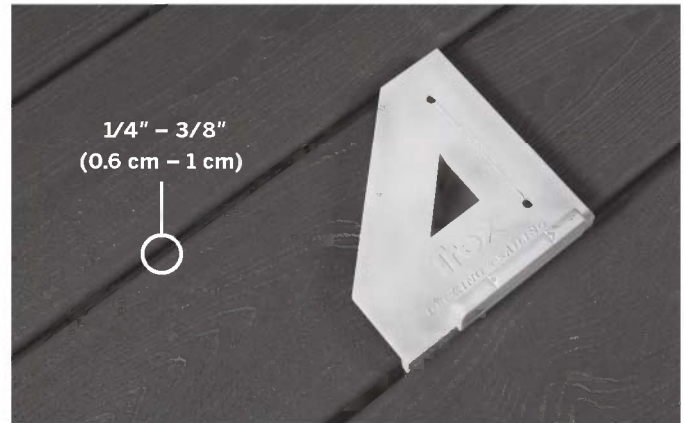
*Temperature at installation.

END-TO-END/END-TO-WIDTH AND ABUTTING GAP		
	End-to-End/ End-to-Width	Abutting Gap
Above 40° F* (4.5 C)*	1/8" (0.3 cm)	1/4" (0.6 cm)
Below 40° F* (4.5 C)*	3/16" (0.5 cm)	1/2" (1.3 cm)

*Temperature at installation.

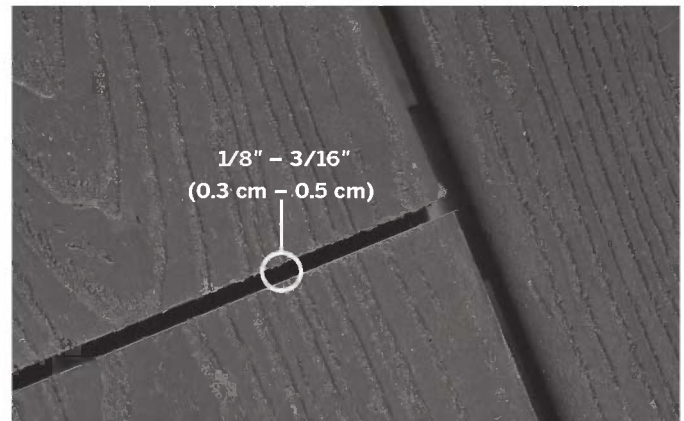
When you use the recommended hidden fasteners, the placement of the hidden fastener establishes the designated gap size.

When installing fascia, gapping rules must apply.



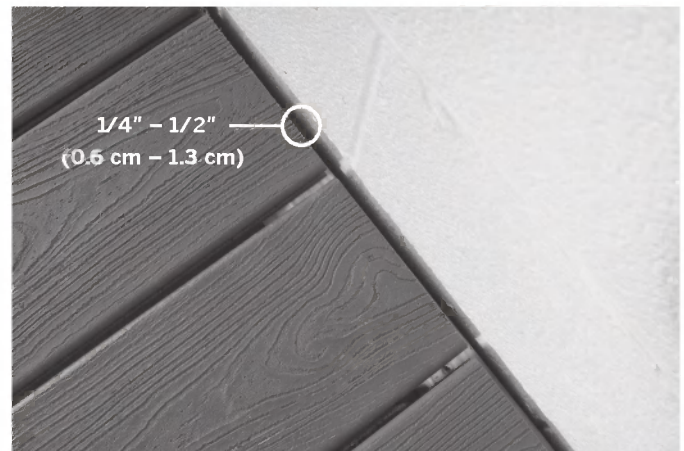
Width-to-Width

The minimum required width-to-width gapping is 1/4" (0.6 cm). When installing in temperatures below 40°F (4.5°C), Trex recommends 3/8" (1 cm) gapping. For docks and heavily wooded areas, Trex recommends a 3/8" (1 cm) gap as well. No gapping should ever exceed 1/2" (1.3 cm).



End-to-End/End-to-Width

Gap Trex decking end-to-end, based upon the temperature at installation. See chart at left. For fastening tips, see page 37.



Abutting Solid Objects

When decking is abutting a wall, you must also gap it 1/4" - 1/2" (0.6 - 1.3 cm) depending on the temperature at installation. See chart at left.

STAIRS

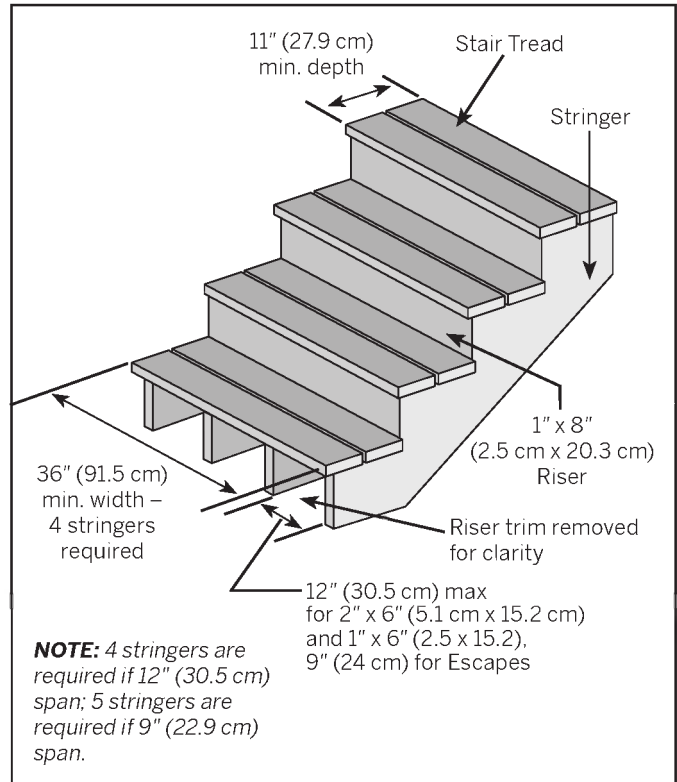
Stairway Detail

- » Stair treads built with Trex® meet requirements by the major national building codes. Consult your local municipality for specific requirements.
- » Fasten stair treads continuously across at least four stringers.
- » See chart (at right) for center-to-center spacing of profiles.
- » Dress the sides of the stringers and risers with Trex fascia or trim for a finished look.
- » Most model building codes require the stair treads to be constructed under the following requirements:
 - › Stairways must be at least 36" (91.5 cm) wide*
 - › Stair treads must be at least 11" (28 cm) deep
- » Gapping between Trex boards on stair treads must be 1/4" - 3/8" (0.6 cm - 1 cm).
- » The overhang of the stair tread is not to exceed 1/2" (1.3 cm).

* For railings that are installed directly over stair treads, the stair treads may need to be larger than 36" wide. Refer to local building code regulations for details prior to installing stairs and railings.

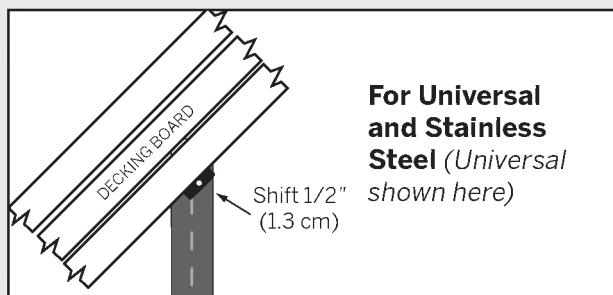
NOTE: Trex rails meet all major building codes for use as a guardrail system. Local municipalities may require a graspable handrail on stairways. Check with your local building code official for local requirements. See Trex ADA Handrail System on pages 125 - 128.

MAXIMUM SPACING ON CENTER OF JOIST	
2" x 6" (5.1 x 15.2 cm), 1" (2.5 cm) Boards	12" (30.5 cm)
Escapes	9" (24 cm)



TIPS FOR INSTALLING A TREX HIDEAWAY® HIDDEN FASTENING SYSTEM

Installing Angled Deck Boards in Corners

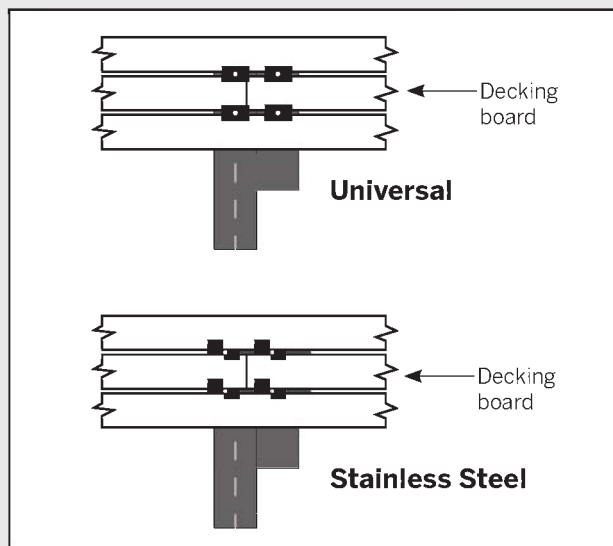


For Universal and Stainless Steel (Universal shown here)

Shift 1/2" (1.3 cm)

ALWAYS start in corner with a small triangular piece of decking at 45° and work outwards. Install Trex Hideaway fasteners 1/2" (1.3 cm) off center to keep fastener screws in middle of joists.

How to Butt Seams



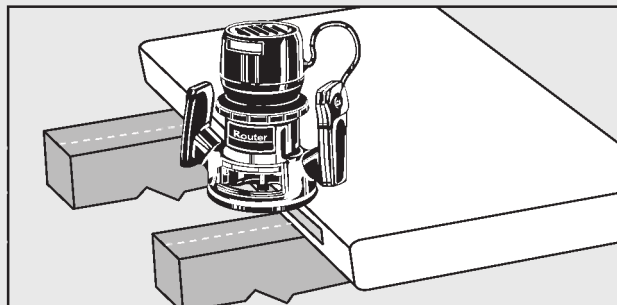
1. Install 10" - 12" (25.4 cm - 30.5 cm) framing boards along joists where seams will butt.
2. Place additional fasteners on the adjacent board over the joist and framing boards where the seam will be.
3. Put the first board of the seam in place and secure with fastener.
4. Butt end of second board to first and secure with fastener.

NOTE: Follow end-to-end gapping specifications on page 40.

5. Place second set of fasteners on each side of butt seam for next board.

Routing Square Edge Boards for Trex Hideaway Fasteners

NOTE: The following Trex Square Edge decking boards (Trex Transcend®, Trex Enhance®, Trex Escapes®, Trex Accents®, and Trex Select®), either 1x6 or 2x6, can be routed.



Using a Trex router bit/groove cutter available at your local Trex dealer:

1. Rout from bottom side of board.
2. Rout the entire length of the board, or at every intersection where the board is over support joists.

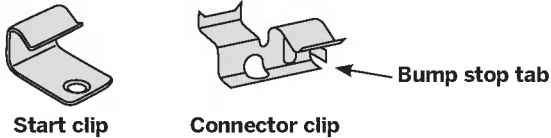


NOTE: Hidden Fasteners **MUST** be used at every joist.

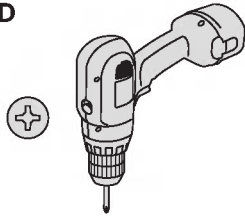
HOW TO INSTALL TREX HIDEAWAY® STAINLESS STEEL FASTENERS (TREX TRANSCEND®, ENHANCE®, ACCENTS®, AND SELECT®)

NOTE: Cannot be used for Trex Escapes®.

PARTS

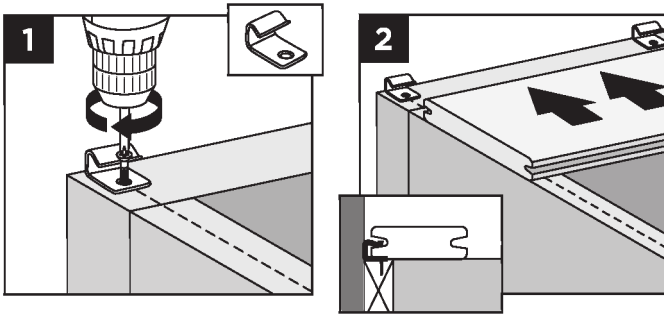


TOOLS NEEDED



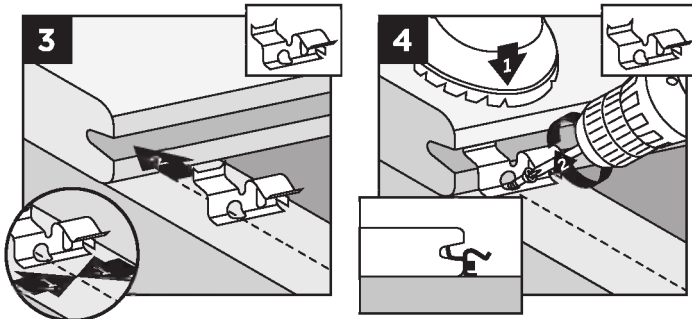
NOTE: Maximum spacing of deck boards using the Hideaway system is 16" (40.6 cm) on center. Fasteners provide 1/4" (0.6 cm) gap when installed correctly.

Installing Start Clips and First Board



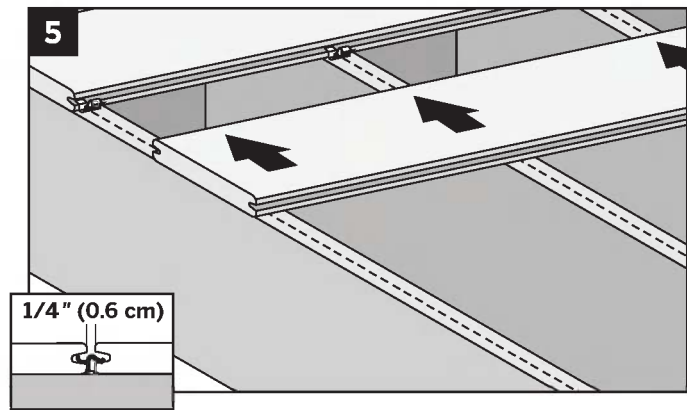
1. Install start clips on edge of ledger board, centered on each joist. Secure clips with screws.
2. Push grooved edge of deck board into start clips.
Important: First deck board **MUST** be straight and well secured.

Installing Stainless Steel Connector Clips



3. Insert connector clip into grooved edge of deck board at approximate 45° angle by seating the teeth in the top of the groove.
4. Center connector clip on joist and secure with screw (provided) at 45° angle while standing on board and applying pressure to clip. Install one connector clip on each joist. **Connector clips MUST be vertical to deck boards with screws securing clips in board's grooved edge.**

Installing Second Board



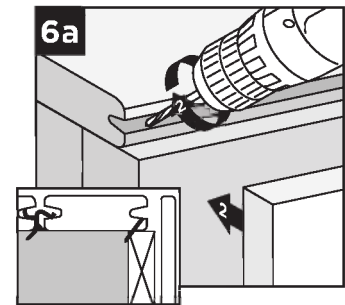
5. With next deck board in position and 2" (5.1 cm) from connector clips, push the boards with enough force to fully seat the clips in its grooved edge. Check gaps between boards. Fully engaged, the connector clip's bump stop tab provides a consistent 1/4" (0.6 cm) gap.

Installing the Last Board

Option 1:

Using a Fascia Board

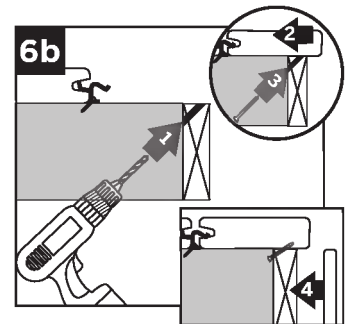
- 6a. Pre-drill pilot holes at an angle through grooved edge of deck board into ledger board. Install 2-1/2" (6.4 cm) decking screw using pilot holes to secure. Attach a fascia board flush with deck surface.



Option 2:

With Deck Board Overhang

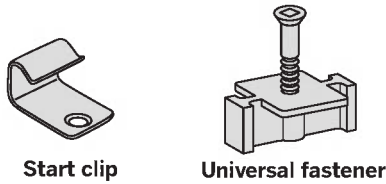
- 6b. Pre-drill pilot holes at 45° angle from below deck surface through rim joist. Seat last board into fasteners overhanging rim joist. Secure last board with 2-1/2" (6.4 cm) decking screws using pilot holes. Position fascia board below overhanging deck board.



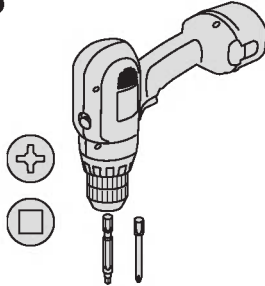
HOW TO INSTALL TREX HIDEAWAY® UNIVERSAL HIDDEN FASTENERS (TREX TRANSCEND®, ENHANCE®, ESCAPES®, ACCENTS®, AND SELECT®)

NOTE: See page 45 for additional instructions if installing Escapes.

PARTS

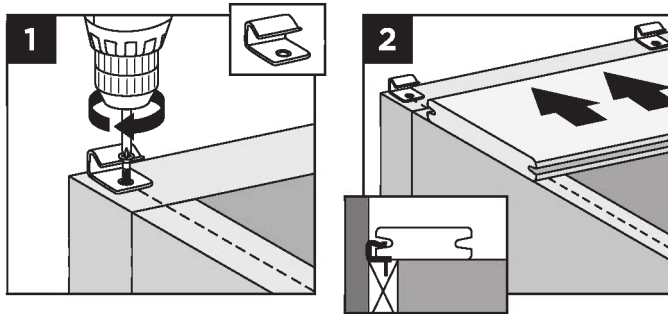


TOOLS NEEDED



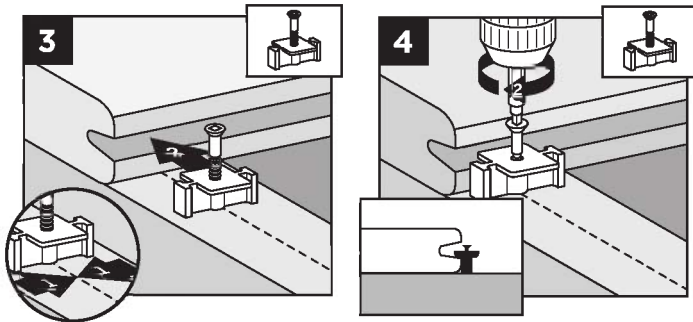
NOTE: Maximum spacing of deck boards using Hideaway system is 16" (40.6 cm) on center. Fasteners provide 1/4" (0.6 cm) gap when installed correctly.

Installing Start Clips and First Board



1. Install start clips on edge of ledger board, centered on each joist. Secure clips with screws.
2. Push grooved edge of deck board into start clips.
Important: First board **MUST** be straight and well secured.

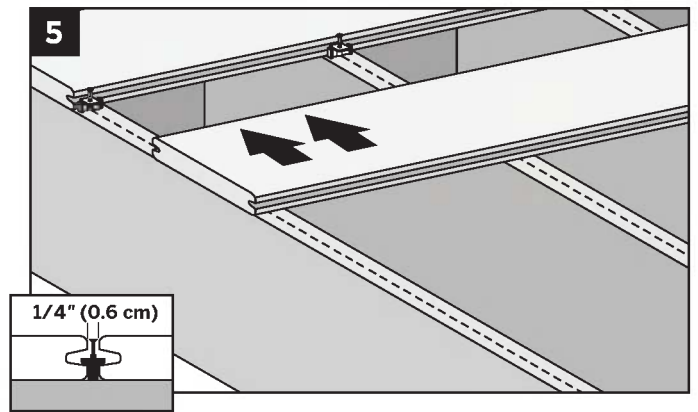
Installing Universal Fasteners



3. Insert fastener into grooved edge of deck board.
4. Align screw hole in fastener with center of joist. Continue along the length of the board at every joist.

NOTE: Screw only halfway down. **DO NOT** fully tighten.

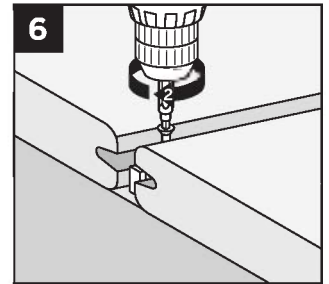
Installing Second Board



5. Slide second board into place, making sure fasteners fit into groove. Install the next universal fastener on the other side of the second board in the same manner as Steps 3 and 4. **DO NOT** fully tighten the screw.

Complete Installation

6. Tighten screws on fasteners in first row. Proceed with Steps 3 through 5, tightening down each row after board that follows is in place. Be sure to use a long #1 square bit.

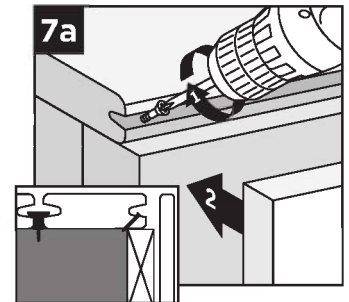


Installing Last Board

Option 1:

Using Fascia Board

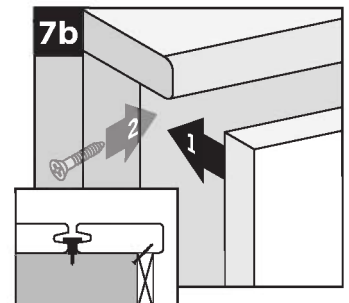
- 7a. Pre-drill pilot holes at an angle through grooved edge of deck board into ledger board. Install 2-1/2" (6.4 cm) screws through pilot holes to secure. Attach a fascia board flush with deck surface.



Option 2:

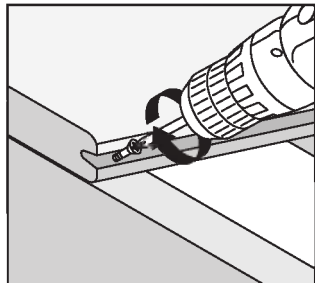
With Deck Board Overhang

- 7b. Pre-drill pilot holes at 45° angle from below deck surface through rim joist. Seat last board into fasteners overhanging rim joist. Secure board with 2-1/2" (6.4 cm) screws using pilot holes. Position fascia board below overhanging deck board.



HOW TO INSTALL ESCAPES® BOARDS WITH TREX HIDEAWAY® UNIVERSAL FASTENERS

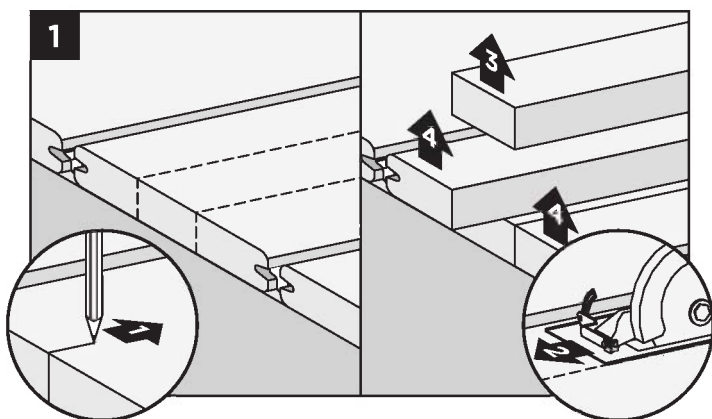
1. Follow Steps 1 and 2 for installing start clips and first board. See *page 44*.
2. At both ends and center of first board, toenail screw (provided with Escapes universal hidden fasteners), at an angle through grooved edge of deck board.



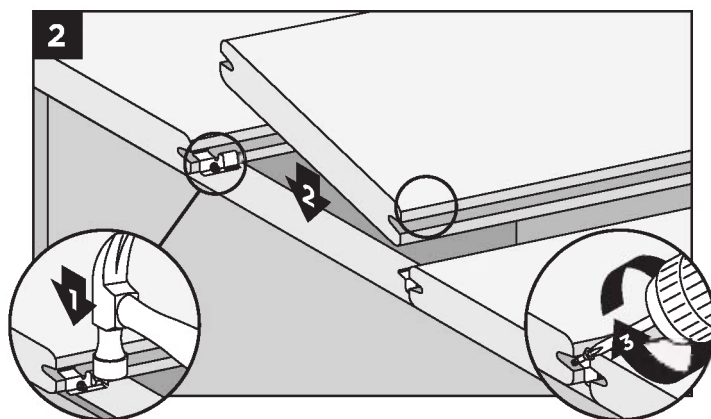
3. Follow Steps 3-5 for installing universal fasteners. See *page 44*.
4. For every consecutive board installed, toenail screw at an angle through grooved edge of deckboard as stated in Step 2.
5. Follow remaining steps for completing installation and installing last board. See *page 44*.

HOW TO REPLACE TREX® BOARDS INSTALLED WITH STAINLESS STEEL (TREX TRANSCEND®, ENHANCE®, ACCENTS®, AND SELECT®)

Stainless Steel Fasteners



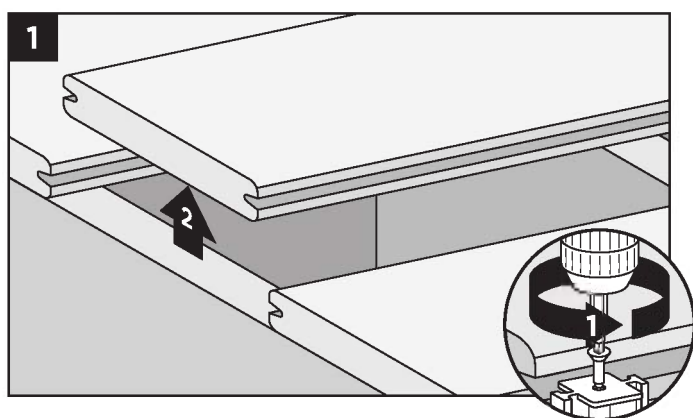
1. Mark the board to be replaced in thirds. Cut each side of middle section and remove it. Remove remaining two sections.



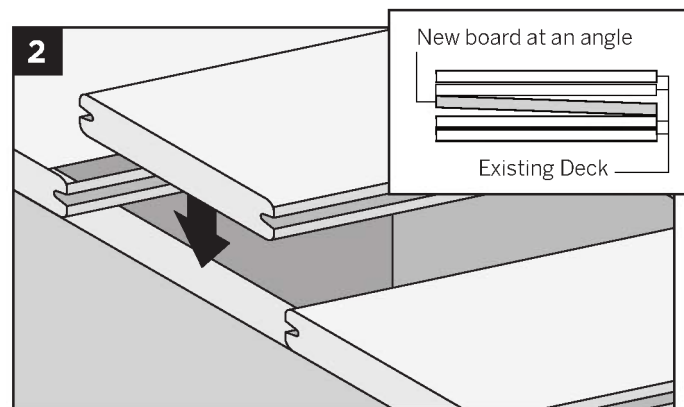
2. Hammer down the exposed side of the connector clips. Place the new board into position using a pry bar to maneuver it into place. Secure board on grooved edge with finish nails, screws or use counter drill, screws and plugs.

HOW TO REPLACE TREX® BOARDS INSTALLED WITH TREX HIDEAWAY® UNIVERSAL FASTENERS (TREX TRANSCEND®, ENHANCE®, ESCAPES®, ACCENTS®, AND SELECT®)

Universal Fasteners

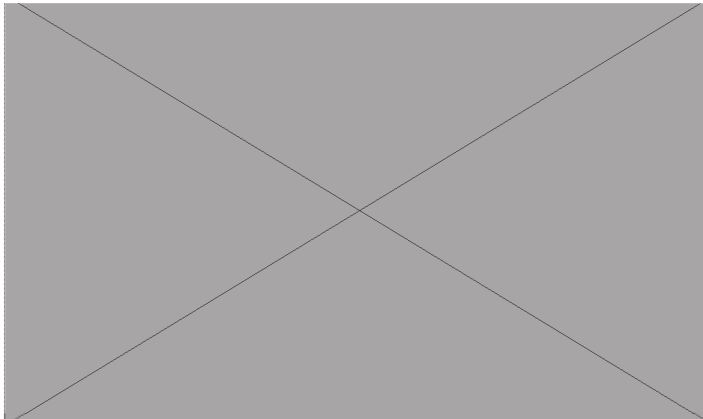


1. Remove screws from fasteners on both sides of board to be replaced and remove board.



2. Angle new board to place. See *inset box (above)*.

HOW TO REPLACE TREX® BOARDS/CONTINUED INSTALLED WITH TREX HIDEAWAY® UNIVERSAL FASTENERS (TREX TRANSCEND®, ENHANCE®, ESCAPES®, ACCENTS®, AND SELECT®)



Universal Fasteners

3. Slide a fastener for each joist into board grooves from both ends of the board.

NOTE: You may have to loosen adjacent boards to slide fasteners into position.

4. Position replacement board and secure fasteners on center of each joist.

HOW TO INSTALL STAIR TREADS (TREX TRANSCEND, ENHANCE, ESCAPES, ACCENTS, AND SELECT)

Installation Options

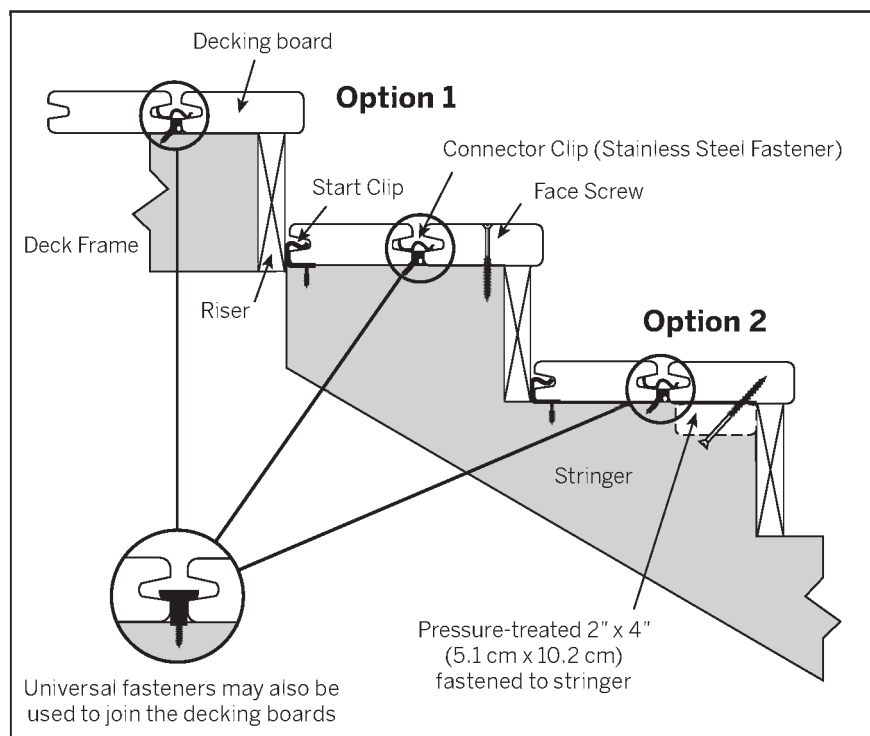
NOTE: For best results, use square edge decking and manually route sides that will be used to attach hidden fasteners.

Option 1: Face Screw

1. Install start clips against riser on each step.
2. Install first board. *Follow steps on pages 43-44.*
3. Install second board. *Follow steps on pages 43-44.*
4. Secure with screws from top of second board into stringer boards.

Option 2: Using 2" x 4" (5.1 cm x 10.2 cm) Wood Support Blocks

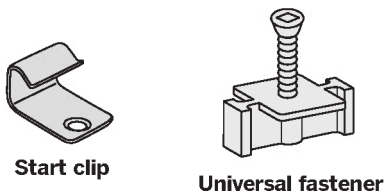
1. Install start clips against riser on each stair tread.
2. Install first board. *Follow steps on pages 43-44.*
3. Attach 2" x 4" (5.1 cm x 10.2 cm) blocks between stringers.
4. Pre-drill holes up through blocks.
5. Install second board. *Follow steps on pages 43-44.*
6. Secure with screws from bottom through blocks and into stair treads.



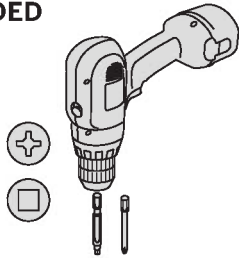
HOW TO INSTALL TREX TRANSCEND® PORCH FLOORBOARDS

NOTE: When installing Trex Porch Floorboards in a non-covered environment, the porch structure should be slightly sloped to help allow for proper drainage. Joists should be sloped 1/8" (0.3 cm) per foot away from the house to facilitate drainage. Refer to your local building code official for recommendations BEFORE building sub-structure. When installing Trex Porch Floorboards under cover of a roof, no slope is required.

PARTS

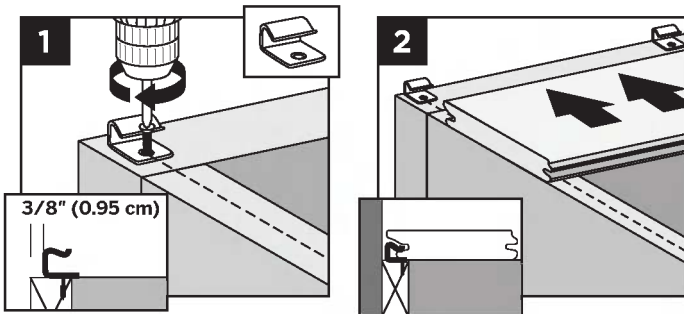


TOOLS NEEDED



NOTE: Refer to page 39 for proper joist spanning requirements.

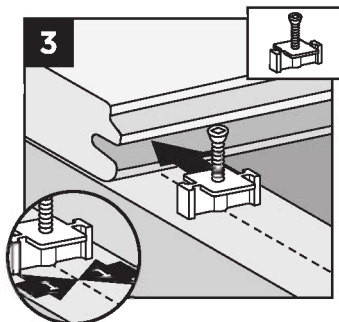
Installing Start Clips and First Porch Floorboard



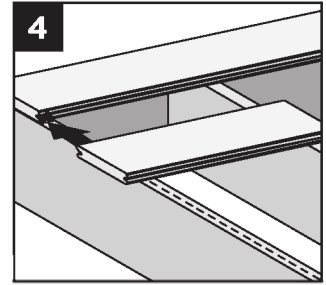
1. Measure 3/8" (1 cm) off of edge of ledger board, and install start clip onto ledger board, centered on each joist. Secure clips with screws.
2. Push grooved edge (longer edge side) of porch floorboard into start clips. **Important:** First board **MUST** be straight and well secured.

Installing Trex Hideaway® Universal Fasteners

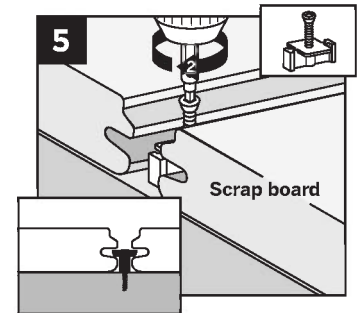
3. Insert fastener into grooved edge (shorter edge side) of porch floorboard, making sure to align screw hole in fastener with center of each joist.



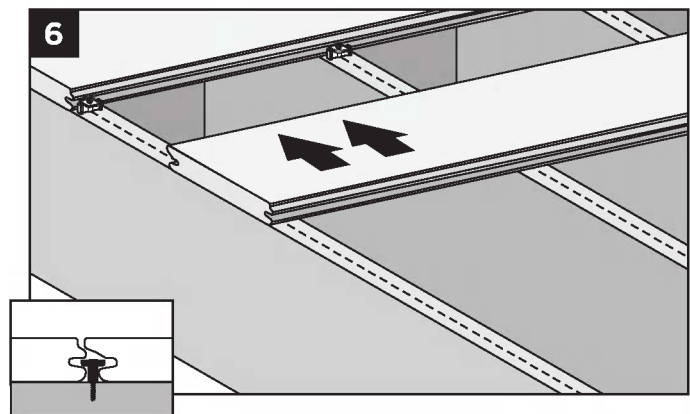
4. IT IS SUGGESTED THAT IN ORDER TO KEEP THE FASTENER STRAIGHT AND SECURE, CUT AN 18" (45.7 cm) PIECE OF PORCH FLOORBOARD SCRAP BOARD AND USE THIS AS AN AID (USE SMALLER LIP SIDE) TO HELP HOLD THE HIDDEN FASTENER DOWN BEFORE SCREWING THIS IN. This will help make sure the fastener stays fully straight for remaining boards to be attached.



5. Fully tighten (but **DO NOT** over tighten) the screw into each joist while keeping the scrap board in firm place against the hidden fastener.



Installing Second Porch Floorboard



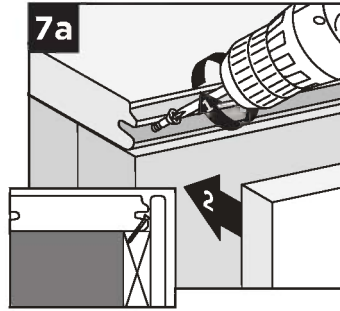
6. Slide second porch floorboard into place, making sure fasteners fit into groove. Install the next universal fastener on the other side of the second porch floorboard in the same manner as Steps 3 - 5.

HOW TO INSTALL TREX TRANSCEND® PORCH FLOORBOARDS/CONTINUED

Installing Last Porch Floorboard

Option 1: Using Fascia Board

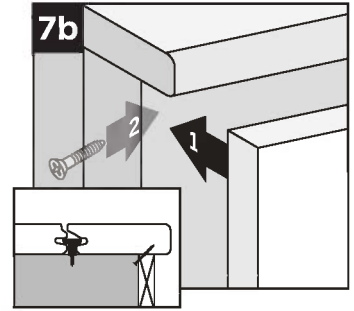
7a. Pre-drill pilot holes at an angle through grooved edge of porch floorboard into ledger board. Install 2-1/2" (6.4 cm) screws through pilot holes to secure. Attach fascia board flush with porch floorboard surface.



NOTE: In most cases there will be additional screws that come with the Trex Hideaway® Universal Hidden Fasteners. These screws can also be used for attachment of the last board in the method shown above.

Option 2: With Porch Floorboard Overhang

NOTE: This side of porch floorboard will have to be cut flush to not show grooves. Note that color of porch floorboard will be slightly different at cut edge.



7b. Pre-drill pilot holes at 45° angle from below deck surface through rim joist. Seat last porch floorboard into fasteners overhanging rim joist. Secure porch floorboard with 2-1/2" (6.4 cm) screws using pilot holes. Position fascia board below overhanging porch floorboard.

HOW TO INSTALL PORCH STAIR TREADS

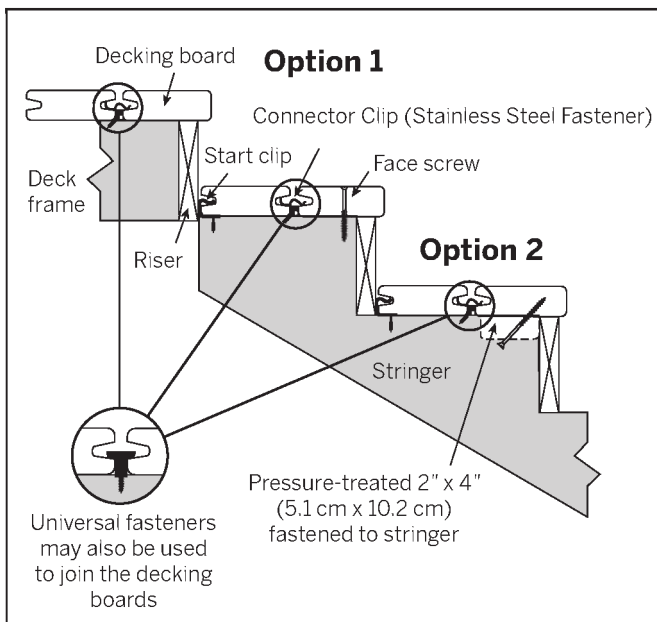
NOTE: Use square edge composite decking boards and manually route these on one side to allow for use with hidden fasteners.

Option 1: Using Hidden Fasteners and Face Screwing

1. Install start clips against riser on each step.
2. Install first board. Follow steps on pages 43-44.
3. Install second board. Follow steps on pages 43-44.
4. Secure with screws from top of second board into stringer boards.

Option 2: Using Hidden Fasteners and 2" x 4" (5.1 cm x 10.2 cm) Wood Support Blocks

1. Install start clips against riser on each stair tread. Follow steps on pages 43-44.
2. Install first board. Follow steps on pages 43-44.
3. Attach 2" x 4" (5.1 cm x 10.2 cm) blocks between stringers.
4. Pre-drill holes up through blocks.
5. Install second board. Follow steps on pages 43-44.
6. Secure with screws from bottom through blocks and into stair treads.



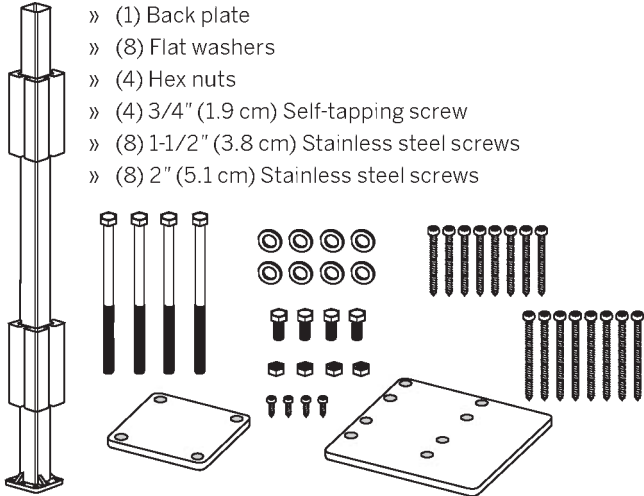
HOW TO INSTALL POST MOUNTS ON DECK BOARD

NOTE: Cannot be used with Trex Transcend® Classic railing, Trex Traditional railing styles or Trex Reveal Railing.

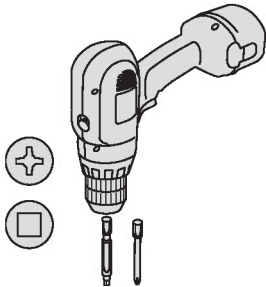
NOTE: If using Trex 48" (121.9 cm) newel post, a post mount system must be used.

PARTS

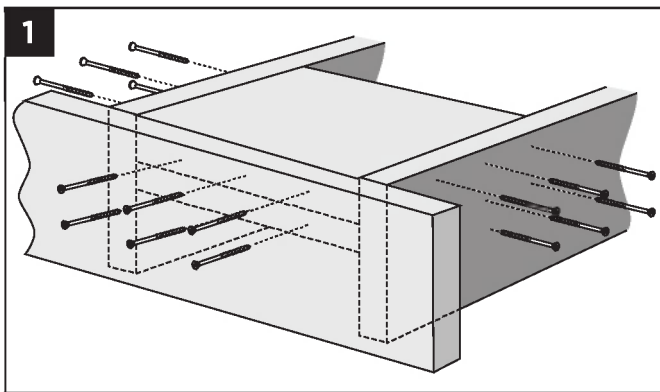
- » (1) Post mount
- » (2) Guide blocks
- » (4) 5/16" x 6" (0.8 cm x 15.2 cm) Hex (mounting) bolts
- » (4) 5/16" x 1" (0.8 cm x 2.5 cm) Hex (leveling) bolts
- » (1) Leveling plate
- » (1) Back plate
- » (8) Flat washers
- » (4) Hex nuts
- » (4) 3/4" (1.9 cm) Self-tapping screw
- » (8) 1-1/2" (3.8 cm) Stainless steel screws
- » (8) 2" (5.1 cm) Stainless steel screws



TOOLS NEEDED

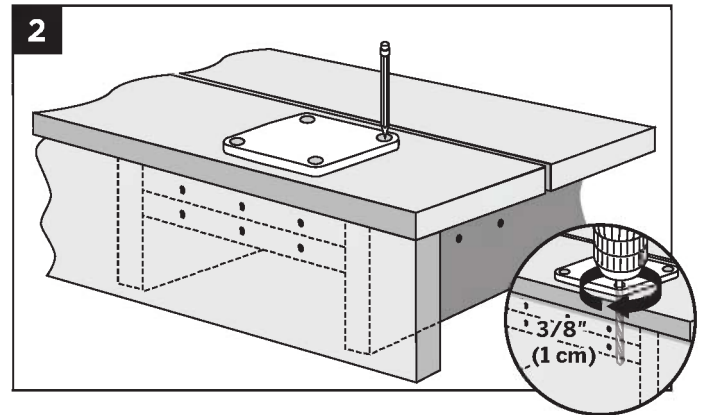


Install Blocking at Post Location



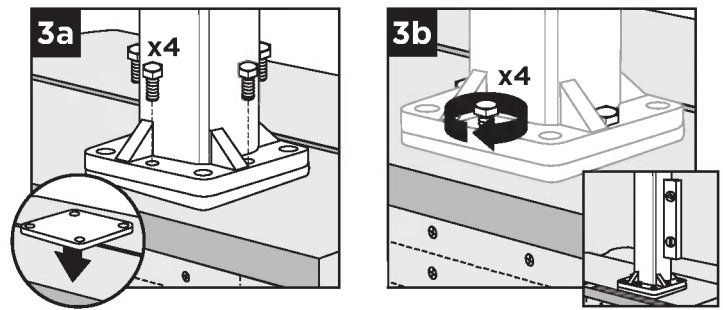
1. Install at least two 2" x 8" (5.1 cm x 20.3 cm) boards as blocking under post location. Securely attach blocking using wood screws, penetrating blocking a minimum of 1-1/2" (3.8 cm).

Position Leveling Plate



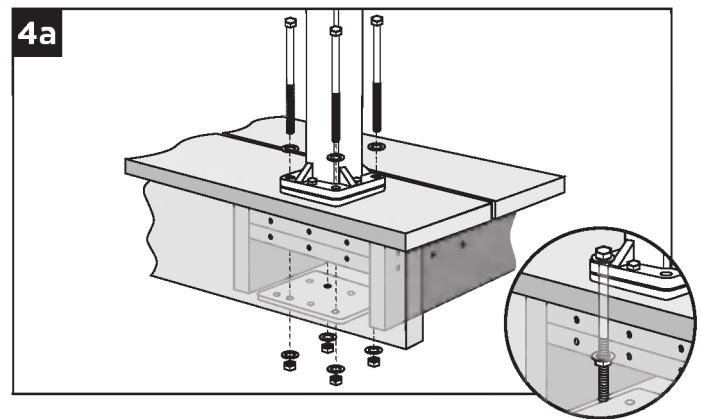
2. Using leveling plate as a template, mark locations of the four holes. Drill through decking and blocking using a 3/8" (1 cm) diameter drill bit.

Place and Level Post Mount



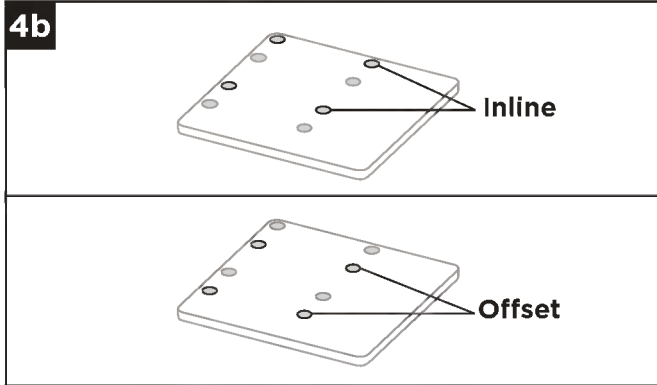
- 3a. Partially thread four 5/16" x 1" (0.8 cm x 2.5 cm) hex (leveling) bolts through center holes in post mount. Place leveling plate on decking surface with holes aligned.
- 3b. Place post mount on leveling plate and adjust 5/16" x 1" (0.8 cm x 2.5 cm) hex bolts to plumb.

Installing Mounting Bolts and Back Plate



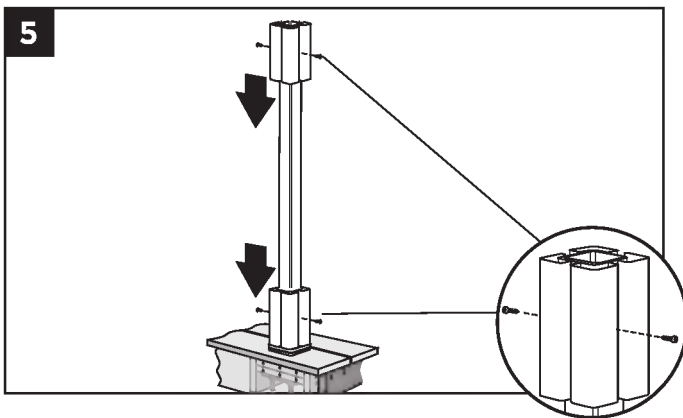
- 4a. Thread the 5/16" x 6" (0.8 cm x 15.2 cm) hex (mounting) bolts through the post mount, leveling plate, and blocking. Place back plate on underside with mounting bolts through appropriate holes and secure with washers and hex nuts.

HOW TO INSTALL POST MOUNTS ON DECK BOARDS/CONTINUED



4b. Use center holes for inline applications and offset holes for corner applications.

Install Guide Blocks



5. Place the two guide blocks onto post mount. Insert self-tapping screws (provided) to secure.

Install Railing System of Choice

NOTES: If installing a Trex® railing system:

- » Mark screw placement on post sleeve for the rail support brackets (RSBs).
- » Pre-drill screw holes through post sleeve and aluminum guide blocks with a 1/8" (0.3 cm) drill bit.
- » Attach RSBs using 1-1/2" (3.8 cm) screws (provided) for 4" x 4" (10.2 cm x 10.2 cm) Trex post sleeves.
- » Attach RSBs using 2" (5.1 cm) screws (provided) for 6" x 6" (15.2 cm x 15.2 cm) Trex post sleeves.

NOTE: If installing Trex Decklighting™ on posts, drill hole through bottom plate as well as any support blocks to allow wiring for lights to be below surface of the decking.

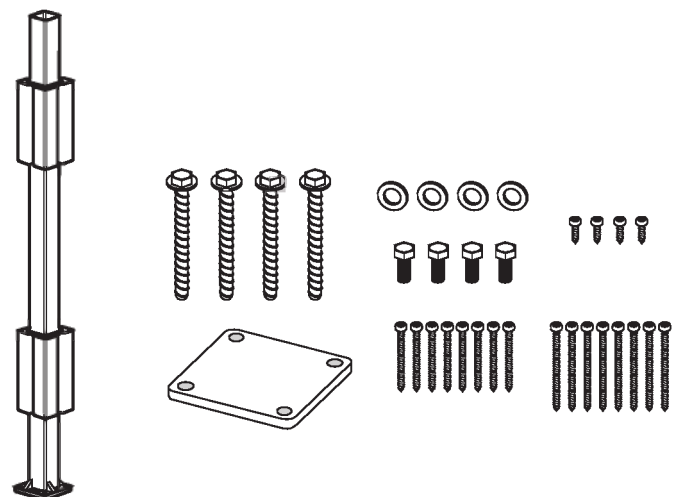
DECKING:

HOW TO INSTALL POST MOUNTS ON CONCRETE

NOTE: Cannot be used with Trex Transcend® Classic railing or Trex Traditional railing styles.

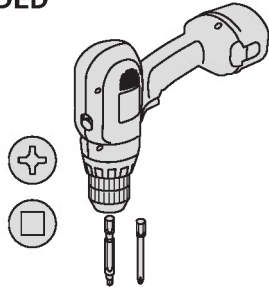
PARTS

- » (1) Post mount
- » (2) Guide blocks
- » (4) 3/8" x 3" (0.8 cm x 15.2 cm) Concrete bolts
- » (4) 5/16" x 1" (0.8 cm x 2.5 cm) Hex (leveling) bolts
- » (1) Leveling plate
- » (4) Flat washers
- » (4) 3/4" (1.9 cm) Self-tapping screw
- » (8) 1-1/2" (3.8 cm) Stainless steel screws
- » (8) 2" (5.1 cm) Stainless steel screws

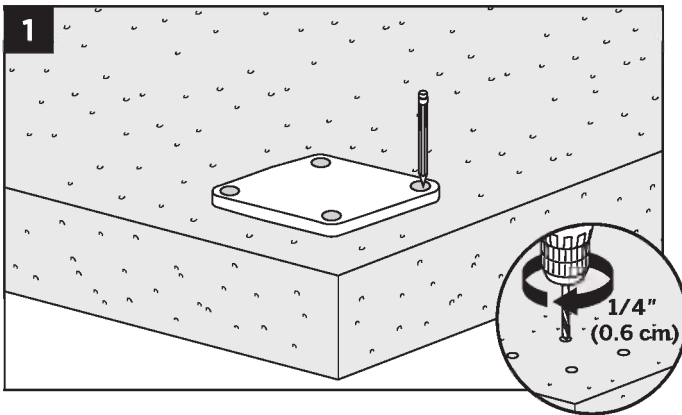


HOW TO INSTALL POST MOUNTS ON CONCRETE/CONTINUED

TOOLS NEEDED

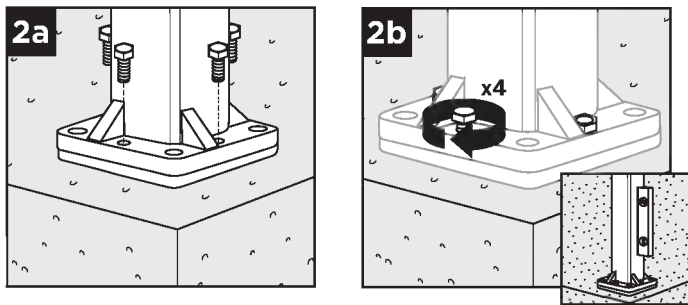


Position Leveling Plates



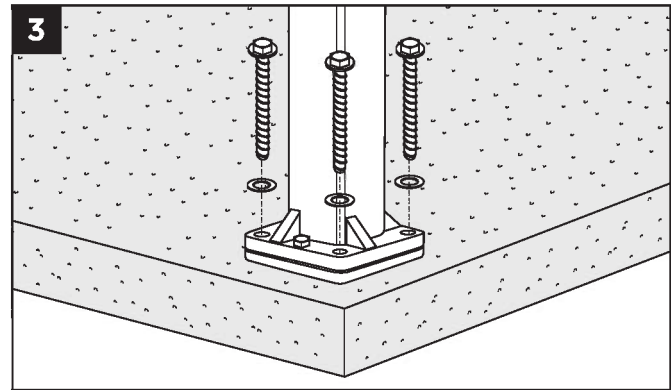
1. Using leveling plate as a template, mark locations of the four holes and drill into concrete at least 3-1/2" (8.9 cm) using a 1/4" (0.6 cm) masonry bit.

Install Leveling Bolts and Level Post Mount



- 2a. Partially thread four 5/16" x 1" (0.8 cm x 2.5 cm) hex (leveling) bolts in post mount. Place leveling plate on concrete holes aligned.
- 2b. Place post mount on leveling plate and adjust 5/16" x 1" (0.8 cm x 2.5 cm) hex (leveling) bolts to plumb.

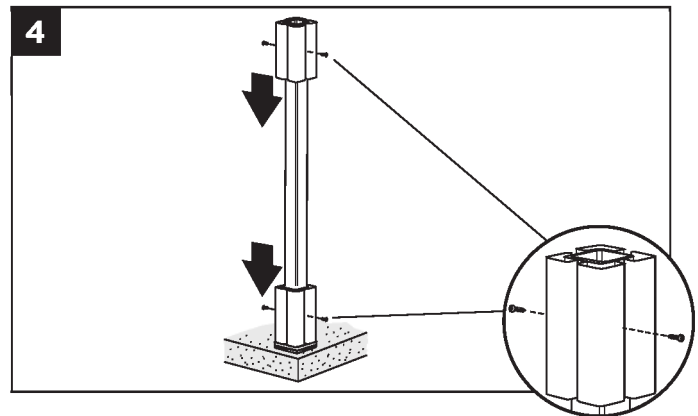
Install Mounting Bolts



3. Secure post mount with four concrete bolts and washers.

NOTE: Torque recommended is 5 - 10 ft. lbs.

Install Guide Blocks



4. Place the two guide blocks on post mount and secure with self-tapping screws (provided).

Install Railing System of Choice

NOTES: If installing a Trex® railing system:

- » Mark screw placement on post sleeve for the rail support brackets (RSBs).
- » Pre-drill screw holes through post sleeve and aluminum guide blocks with a 1/8" (0.3 cm) drill bit.
- » Attach RSBs using 1-1/2" (3.8 cm) screws (provided) for 4" x 4" (10.2 cm x 10.2 cm) Trex post sleeves.
- » Attach RSBs using 2" (5.1 cm) screws (provided) for 6" x 6" (15.2 cm x 15.2 cm) Trex post sleeves.

After recording, please return to:

CONDITIONAL VARIANCE AGREEMENT

THIS AGREEMENT is made effective the ____ day of _____, 20____,
between _____ (“**Owner**”) and the Stratton Flats Master Association, Inc. (“**Master Association**”).

RECITALS

A. Owner is the owner of property located at:

(Street Address), more particularly described as follows:

(Legal Address), hereinafter referred to as the “**Site**”

- B. Owner shall or has constructed a deck on the Site legally described in Recital A above with the required approval of the Design Review Board of the Master Association pursuant to the requirements of Article VIII of the Declaration of Covenants, Conditions and Restrictions for Stratton Flats Master Association, Inc. dated January 23, 2009 (with such document as may be amended from time to time hereinafter referred to as the “**Master Declaration**”).
- C. The Master Association has agreed to not require the removal of the deck described in Recital B above so long as the Owner agrees to construct, maintain and repair the deck as set forth in the Stratton Flats Deck Guidelines, as adopted and as may be amended from time to time, in a timely manner and at Owner’s sole cost and expense, all in accordance with the requirements of Article IX of the Master Declaration.
- D. Owner has agreed to construct, maintain and repair the deck in a timely manner and at Owner’s sole cost and expense, all in accordance with the requirements of the Stratton Flats Deck Guidelines and of Article IX of the Master Declaration, thereby during the term of this Agreement relieving the Master Association from any obligations regarding the maintenance of such deck.

In consideration of the above recitals, and the mutual benefits and obligations set forth in this Agreement, the parties agree as follows:

1. Purpose. The purpose of this Agreement is to guarantee and secure the proper construction, maintenance and repair of the deck at Owner and Owner’s successors and assigns’ sole expense.
2. Owner Covenants. Therefore, Owner covenants and agrees as follows:
 - (a) Owner will construct, repair and maintain the deck in a timely manner and at Owner’s sole cost and expense, all in accordance with the requirements of the Stratton Flats Deck Guidelines as amended from time to time, and the Master Declaration.
 - (b) Owner agrees to release the Master Association from any and all obligations under the Master Declaration to maintain and repair the deck.

(c) Owner agrees that the Master Association shall have the right to remove the deck or require the Owner to remove the deck, either action being at Owner's sole cost and expense, if the Design Review Board of the Master Association makes a determination that the deck has not been constructed properly or is not being repaired and maintained by Owner in accordance with requirements of Article VIII of the Master Declaration, the Stratton Flats Deck Guidelines as may be amended from time to time, or any other applicable provisions of the Master Declaration.

(d) Owner covenants and agrees that at any time the Design Review Board of the Master Association has the right, pursuant to paragraph 8.03(g)(i) of the Master Declaration to require Owner to post a bond to ensure compliance with the requirements regarding the repair and maintenance of the deck as determined by the Design and Review Board from time-to-time.

3. Association Covenants. The Master Association covenants and agrees that it will not require the removal of the deck so long as Owner, and its successors and assigns comply with the requirements of this Agreement.
4. Parties Bound; Covenant Running with the Land. The successors and assigns of Owner shall be bound by this Agreement and this Agreement shall constitute a covenant running with the land and shall be binding on any transferee from Owner in the event of the sale or conveyance of the premises or any part at a future date during the term of this Agreement.
5. Term of Agreement. The term of this Agreement shall be perpetual or until such time as the Master Association i) notifies Owner or its successor in interest in writing that this Agreement has been terminated and ii) records a document specifically referencing and terminating this Conditional Variance Agreement in the Eagle County, Colorado land records.
6. Notice. Unless otherwise provided herein, any notices required by this Agreement shall be in writing sent by regular United States mail, postage prepaid, or commercial overnight courier or facsimile. Unless a party to this Agreement has given ten (10) days prior notice of a change of person and address for purposes of notice under this Agreement to the other party in writing, notices shall be directed to the following:

Notices to Owner:

Owner: _____

Address: _____

Notices to Master Association:

Stratton Flats Master Association, Inc.
28 Second Street, Suite 213
Edwards, Colorado 81632

7. Amendment. This Agreement shall not modified, canceled or abrogated without the written consent of the parties.
8. Severability. Invalidation of any part or parts of this Agreement by judgment or other court action shall in no way affect any of the other provisions, which shall remain in full force and effect.
9. Construction of Agreement. This Agreement shall be construed and enforced in accordance with the laws of Colorado.
10. Recording. This Agreement shall be binding upon the Owner upon the date first written above, and binding upon the Owner, and its, successor, assigns and transferees upon recording in the Eagle County, Colorado land records.

