

## **Outdoor Rug Policy**

**Outdoor rugs may be used on balconies and sundecks (Oct 15- May 15 the dry season) only when they are constructed of UV-stable outdoor fibers (e.g., solution-dyed polypropylene), placed over a breathable pad (no continuous rubber backing), and periodically lifted and cleaned to remove debris. All other floor coverings remain prohibited unless expressly approved by the Board.**

### **Guidelines on Outdoor Rugs on Second floor Sundecks**

**Effective Date:** January 5th, 2026

**Last Reviewed:** January 5th, 2026

**Applies To:** All Residents/Homeowners/Building Occupants

#### **Purpose**

These guidelines outline the use for outdoor rugs on waterproof decks to maintain the integrity of the deck surface and ensure longevity, safety, and proper maintenance.

#### **Guidelines**

##### **1. Rug Material Requirements that comply with BASF MasterSeal TC225 membrane**

- o Only breathable, quick-drying, and mold-resistant outdoor rugs are permitted.
- o Rugs with rubber, vinyl, or non-porous backings are **not allowed** as they may trap moisture and cause deck damage.

##### **2. Size, Placement, and Color**

- o Rugs should be appropriately sized for the designated deck area without blocking drainage points.
- o Rugs should not extend beyond the deck's protective barriers or railings.
- o Rugs must blend in with the color of the building and decks (specifically, white, cream, taupe and grey)

##### **3. Maintenance and Inspection**

- o **Seasonal Residents must remove all rugs when not in residence, identical to the furniture policy**

- o Residents are responsible for ensuring rugs do not contribute to deck surface damage including paying for any related damage

##### **4. Weather Considerations**

- o Rugs are prohibited from May 15- Oct. 15
- o During strong winds, rugs should be secured or temporarily removed to prevent displacement.

##### **5. Damage Responsibility**

- o Any damage caused by an outdoor rug, including staining, warping, or waterproofing failure, is the responsibility of the resident.
- o Repairs or replacements due to rug-related damage will be at the expense of the resident.
- o In addition, all furniture, planters or items touching the deck surface must have rubber feet type protection to prevent puncture of the waterproof surface

##### **6. Compliance and Enforcement**

- o Property management reserves the right to inspect decks and request the removal of rugs that do not comply with this policy.
- o Non-compliance may result in warnings or additional measures, including possible fines or repair costs.

**ACKNOWLEDGED AND ACCEPTED**

Unit: \_\_\_\_ Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_