

Common Area Alteration Guidelines for Patios

When submitting a Modification Request for a rear patio, the request must include a Drawing(s) and a Description of the proposed patio installation, that meet the following Specifications :

Objectives of these Specifications

- Satisfy insurance restrictions and minimize association liability
- Meet building code and good construction practices
- Provide consistency through out our community
- Preserve green space and the beauty of our grounds
- Protect the Association's assets

Area

Patio can be no larger than 200 square feet

Height

Finished patio must be flush with adjacent sidewalks and landscape
Finished patio must slope away from building at a rate of 1" per 10 feet.

Patio Surface

- The patio can not consist of poured concrete
- The patio bricks must be pre-cast rectangular or square brick paver patio stones
- Patio bricks must be a neutral to light gray
- The upwards surface of the patio bricks can be a maximum of 100" square inches

Location

- The patio must be directly adjacent to the lanai floor
- The patio can extend no more than 6 feet from the front of the lanai. Any extension of the lanai counts toward the total square footage requirement.
- No patio may be constructed closer than 1 foot (12 inches) in proximity to any existing common area walkway
- The patio cannot restrict access to, or interfere with, any utilities entering or exiting the building (including, but not limited to electrical, plumbing, communications, etc.)
- Any added pathways joining the patio to the common walkways must be constructed of concrete, and must be the same width as existing pathways. No walkways are permitted to be comprised of pavers or stepping stones.

Installation

- The bricks must be supported by a minimum of 2" of compacted sand & another 1" of uncompacted sand with a weed barrier below the sand
- The bricks must be outlined with edging to keep the sand in place
- It is recommended that the bricks be sealed after installation

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Alteration of Common Areas

Grass: Removal of grass under the patio is the responsibility of the home owner
Grass around the patio must be returned to its original condition

Beds: Removal of existing beds under the patio is the responsibility of the home owner
Existing beds around the patio must be returned to their original condition
Any added beds must be contained within the square footage of the approved patio
Any added beds must contain the same ground cover as the existing bed ground cover.

Sprinklers: Based on the submitted plans, the Association will relocate sprinkler heads at the homeowner's expense

Shrubbery: Based on the submitted plans, the Association will relocate shrubbery at the homeowner's expense

Any shrubs/plants added around the patio, must not form a hedge and must not grow to a height greater than 24 inches.

Down Spouts: Downspouts may not be routed under the patio

Trees: Trees may not be relocated to accommodate patios

Ongoing Maintenance

It is the Homeowner's responsibility to maintain the patio, plants and beds.

If the maintenance is not performed, the Association will perform the maintenance at the owner's expense.