

An Installation/Alteration Permit must be submitted and approved before the work can begin. The Installation/Alteration Permit must include in the description the size and type of material to be used for the patio as well as the border.

“Miss Digg” must be contacted and the ticket number must be on the permit when submitted.

The Member shall be responsible for maintaining the patio in a safe, clean, and sanitary condition. The Member must also use due care to avoid damaging any community property, including, but not limited to, the telephone, water, plumbing, electrical or other utility conduits and systems. The Member shall be responsible for any damages or costs to the Cooperative, or to other Members, guests, agents, or invitees, resulting in any way, from the installation and/or existence of the patio.

The Member shall be required to carry liability insurance. Proof of such insurance must be provided with the Installation/Alteration Permit and updated by the Member each year thereafter, by providing proof of renewal to the Cooperative.

The patio must start at the building and can extend up to ten feet out. The width cannot be wider than the width of the townhouse. The shape must be square or rectangular. The floor of the patio cannot exceed 4 inches above ground level. A site review will be done to determine the exact size/height allowable.

Acceptable materials would be pea stone, wood chips, patio blocks, wood, or concrete. It is recommended to use a weed cloth to minimize weed growth.

If concrete is used, an additional site inspection must be done prior to pouring the concrete. Colored/painted concrete must be approved, and a color sample must be provided with the Alteration permit.

If wood is used, it must be treated wood or an approved wood grain poly decking. Treated wood must be sealed with a clear sealant or an approved colored stain must be applied the year following installation by mid-June.

Broken/damaged patio blocks, bricks, wood, or cracked concrete must be repaired or replaced in a timely manner.

The patio area must have a border to keep the above-mentioned items confined. The border cannot exceed 4 inches above ground level. Borders are limited to concrete blocks, rocks, landscape timbers or plastic edging.

If shrubs are required to be removed or are being added, the placement of the shrub(s)/shrub type must be approved.

Items that are acceptable to be stored outside are items that are designed for outdoor use (i.e., grills, pools, lawn/patio furniture, etc. Refer to the appropriate policies for details.)

Items being stored must be kept neat and orderly. Nothing can be stored above window height. The Board of Directors reserves the right to limit the number or type of items being stored outside of the townhouse.

The patio must be kept weed free at all times.

The Cooperative reserves the right to require the patio be removed or moved, and/or require the area be restored to its original condition, for any legitimate reason, including, but not limited to, non-compliance with the provisions of this policy, utility work required, building structure repairs. After reasonable notice, if the patio is not removed or moved as required by the Cooperative, the Cooperative will remove the patio, restore the area, and charge the Member for the cost.