

Conformance Specifications - Patio Installation

May 2008



The following specifications and guidelines pertain to the installation of all patios in Society East approved by the Board of Trustees at the **August 1992** Board Meeting.

1. The unit owner will submit a formal request directly to the Architectural Control Committee. *(In the absence of a committee the Board of Trustees)*
2. The unit owner must obtain written permission from the Architectural Control Committee and the Board of Trustees prior to any extended patio installation.
3. Condominium units are not eligible for patios.
4. No patios may extend beyond 8 feet or the end of the shortest privacy fence, whichever is less, from the building line. No patio shall be wider than the width of the existing privacy fences.
5. Existing privacy fences may not be moved or altered in any way.
6. End and side units must install a second privacy fence at their own expense.
7. The patio must be constructed on only one level and built flush into any existing concrete patio.
8. All exterior equipment such as air conditioners may not be relocated without Board approval.
9. Patios must be kept at all times in a state of good repair at the unit owner's expense. Failure to do so may result in a fine. The Association may also make the necessary repairs and charge the unit owner back.
10. Patio installations can only be done by a licensed and insured contractor approved by the Board. Copies of his proof of insurance and license must be forwarded to the Association Office.
11. The unit owner is responsible for obtaining all necessary township permits and provides same to the Association Office. This shall also include a restrictive covenant.
12. No trucks or vehicles used for construction or delivery may be driven on the grass or over any curbs or sidewalks.

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13. All construction materials must be stored in the location where the patio is to be installed.
14. Any damage done to the common or limited common elements will be the unit owner's responsibility.
15. Storage on the patio will be limited to the following: Patio furniture, barbeque (at least 5 feet from the rear of the unit), and plants (as approved by the Grounds and Maintenance Committee). Any deviation must be approved by the Board.
16. The unit owner is responsible for the removal of all debris such as sod, dirt and other construction materials from the site. No debris may be disposed of on the common elements or surrounding open areas.
17. All building specifications as set by the manufacturer of the pavers must be strictly adhered to.
18. The contractor must call all applicable utility companies for marking of their service lines prior to any construction. This applies to lawn sprinklers lines also.
19. If any patio is installed over any of the service lines in item 18, it will be the responsibility of the unit owner to remove and repair the patio should it become necessary to work on any underground line.
20. The brand of paver stone is EPHENRY HARDSCAPING PRODUCTS, the type is OCTA STONE, and the color is RED STONE.
21. Any change to drainage patterns must be approved by the Board, the cost of which will be borne by the Unit Owner.
22. ANY PATIO THAT DOES NOT CONFORM TO THE APPROVED GUIDELINES AND SPECIFICATIONS MUST BE BROUGHT INTO CONFORMANCE OR REMOVED AT THE OWNERS EXPENSE, WITHIN 30 DAYS.

I fully understand all of the foregoing guidelines and specifications and will strictly adhere to them.

Unit Owner's Name _____

Unit Address _____

Unit Owners Signature _____

A copy of this form to be filed with the Association Office.

Complete four page License Agreement.

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An example of a conforming patio.