

## Notes:

When the board set the actual precedent, and approved only **professionally** installed patios, we came to the agreement that we would grant owners to go out 3-4 feet beyond their lot line, for a max of 8 to 9 feet. We further approved that the width of these patios would not exceed twice their depth (16 to 18 feet) and then not appear under a unit's bedroom window, adjacent to a neighbor's patio area. This maintains a buffer between neighbors and the impending encroachment into their "space". Therefore, no installation of a patio is to go the end of a unit and potentially cause a disturbance, visual or otherwise, to the neighboring unit.

Therefore, the board approves your installation under the following conditions and understandings:

- 1.) the patio depth does not exceed 9 feet (same as neighbors patio pavers)
- 2.) the patio width does not exceed 16.5 feet (same as your original patio) as not to encroach on the adjacent unit's "space".
- 3.) the pad at the patio door cannot exceed 4 feet
- 4.) all maintenance to the installation is the responsibility of the owner, and any negligence of the installation on common property will be addressed by property management, and any costs associated with repairs or maintenance will be billed to the owner of said unit.
- 5.) any installation beyond what is approved here, is not covered by the HOA, and subject to further review and/or removal, with any costs associated billed to owner of said unit.