

Patio Enhancement Guidelines

Purpose:

These guidelines are established to ensure that patio enhancements within the community maintain a harmonious aesthetic, promote safety, and enhance property values while respecting individual homeowner preferences.

1. Approval Process:

All proposed patio enhancements must be submitted via the ARC request form for review and approval before installation. All submissions must be in compliance with any existing DCCRs. Applications should include detailed plans, drawings, and material specifications.

2. Design Guidelines:

- a. Materials: Acceptable materials for patio enhancements must conform to the character and general atmosphere of the main dwelling.
- b. Colors: Colors should complement your existing architectural palette of the main dwelling.
- c. Architectural Style: Enhancements should be in harmony with the overall architectural style of the main dwelling.

3. Size and Placement:

- a. Patio enhancements should not exceed the existing dimensions of the property and should maintain appropriate setbacks from property lines and common areas.
- b. Placement should not obstruct pathways, utilities, or common areas.

4. Safety Regulations:

- a. All enhancements must meet local building codes and regulations.
- b. Fire safety measures, such as fire-resistant materials, may be required for certain enhancements.

5. Landscaping and Greenery:

- a. Incorporating landscaping elements and greenery is encouraged to soften the appearance of patios and promote environmental sustainability.

6. Noise and Privacy:

- a. Enhancements should not create excessive noise or infringe upon the privacy of neighboring properties.
- b. Screening options, such as fences or vegetation, may be required for privacy-sensitive enhancements.

7. Maintenance Responsibilities:

- a. Homeowners are responsible for the regular upkeep and maintenance of their patio enhancements to ensure they remain in good condition.
- b. Any necessary repairs or replacements are the responsibility of the homeowner.

8. Architectural Review Committee:

- a. An Architectural Review Committee will be established to review and approve all proposed patio enhancements.
- b. The committee can consist of volunteer members appointed by the board and/or the board members.

9. Enforcement Procedures:

- a. Non-compliance with these guidelines may result in fines or the requirement to remove unauthorized enhancements.
- b. Repeat violations may result in further penalties as determined by the HOA board.

10. Communication:

- a. The property management company will maintain open communication with homeowners regarding patio enhancement guidelines and any updates or revisions.
- b. Homeowners are encouraged to contact the property management company with any questions or concerns related to patio enhancements.

Conclusion:

These guidelines are intended to foster a sense of community pride and unity while allowing homeowners the freedom to personalize their outdoor spaces within reasonable parameters. By adhering to these guidelines, we can ensure that patio enhancements contribute positively to the overall enjoyment and value of our community.