

## Patio Policy

Approved by the Board: March 25, 2021

Patios, unlike decks, are not connected to the house and not considered permanent structures, therefore do not require an amendment to the charter for approval. However, any new or replacement construction must be approved by the Board Members who are assigned to manage Grounds and Buildings and Maintenance (BAM) for the Holcomb Estate. If all conditions are met, approval may be granted by consent of both Chairs and notification of approval is to be recorded in the minutes of the next Board meeting. If there is any concern or exception, final decision must be made by vote of the HOA Board.

Construction or replacement of a patio, Homeowner must:

- Provide a description of the materials to be used including a diagram with dimensions.
- A List of Materials shall contain products, by name and grade, used for underlayment, as well as color pictures of pavers or stones.
- Patios may not be visible from the street and may only be constructed behind homes.
- Patio additions and changes, if visible from other residences, must be communicated to neighbors prior to construction. Neighbors will have opportunity to express their concerns to the Chair (either Grounds or BAM). It is the responsibility of the Chair to notify the neighbors. If concerns are not resolved, the chair must obtain Board approval of the project. Since all patios are, by definition, on common ground, Board decision is final. If there is agreement of neighbors, the Chairs may approve the project, so long as any other proposed change complies with this policy and other By-Laws.
- Construction must meet current standards regarding foundations preparation and pavers, e.g., a minimum of 7" of soil removed, a minimum of 2" of graded base must be compacted, 3" of sand must be screeded, a pitch of 1" for 10 feet must be maintained, pavers must be compacted, and a plastic border must be installed to retain compacting sand.

- Patios must not extend beyond existing service pathways or inhibit access to service personnel for maintenance and utility service.
- The square footage of the patio must be proportionate to the green space available. The final decision regarding the size of the patio is in the discretion of the Grounds Chair.
- Homeowners are responsible for contacting utility locators prior to construction to prevent cable, electric, irrigation, and gas interruptions.
- Homeowners are also responsible for obtaining any permits required.
- The HOA assumes no responsibility for maintenance or repair due to any damage which may be caused by natural event, such as trees falling on the patio or wash-out due to storm.
- Homeowner is responsible for maintenance and upkeep.