

MUTUAL OPERATIONS

PHYSICAL PROPERTY

Patio Area Regulations – Mutual Fourteen

The purpose of this policy is to provide guidelines for the building and maintenance of patios that are user friendly, increase the value to the Mutual, and improve the aesthetics of the shareholders' units and of Mutual Fourteen.

Definition of Terms

- a. A patio is any surface other than garden material that is attached or adjacent to the outside wall structure of the unit's structure.
- b. A porch and patio can be built as a continuous structure, but only the portion outside the roof line will be considered and maintained as a patio with this policy.

Stipulations for Existing Patios

- a. As of the date of the ratification of this policy and in accordance with the attached list entitled "Mutual Fourteen Patio Information – Updated 6-16-15 Revised" – all currently installed patios will be considered as allowed. At the time of transfer of title, the buyer must agree to manage, maintain, and insure the cost of the patio or it shall be removed at the seller's cost. All existing patios must be brought into compliance at the sale or transfer at seller's cost. The new buyer/transferee must sign the License and Indemnity Agreement provided by the Mutual Fourteen Board. Remodels of existing patios must comply with this patio policy in its entirety.

Patio/Porch Approval Process

- a. All requests for patios/porches must be submitted to the Golden Rain Foundation (GRF) Physical Property Department at least two (2) weeks prior to a regularly scheduled Board Meeting. The GRF Physical Property Inspector must submit the plans for approval to the Board of Directors at least one (1) week prior to a regularly scheduled Board Meeting. Upon approval by the Board of Directors a permit must be obtained through a contractor approved by the Golden Rain Foundation.

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- b. Patio plans must be drawn to be easily understood with dimensions and must include the walls, wall caps, fences, and gates.
- c. All patio requests will be considered by the Board of Directors on a site-specific basis, taking into consideration, but not limited to the following:

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1. Aesthetic/financial value to the Mutual
 2. Functionality for the shareholder
 3. Utility boxes
 4. Electrical enclosures/panels
 5. Sprinkler systems
 6. Sprinkler valves/plumbing
 7. Telephone pull boxes/equipment
 8. Sidewalks
 9. Laundry rooms
 10. Landscaping
- d. Patios must slope away from the building with adequate weep holes in walls for draining.
- e. All patios must include a 4" mow strip.
- f. Patio top surface material must be non-skid when wet.
- g. All patios must be enclosed by a wall or a fence. Patio wall with cap/fence must be between 26" and 35" high. Gates must not be higher than 36".
- h. Any changes or deviations from the approved plans must be submitted to the Board of Directors and approved prior to implementation.
- i. Physical Property will provide a disclosure to all new shareholders stating that their patios might have been built over sewer, water, electrical, or other types of utilities that the potential to require access or relocation and that this could require removal of all or a portion of the patio at the owner's expense. This disclosure must be signed by the selling shareholder and it will be provided to the purchasing shareholder with the Licensing and Indemnity Agreement.

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- j. Shareholders shall bear any and all costs of the patio including the maintenance of the patio, sprinkler relocation, grass replacement, tree replacement, and flower bed repairs. As a condition of patio approval, the shareholder must obtain and maintain liability insurance covering any and all lawsuits involving the patio. The shareholder must agree and sign the Licensing and Indemnity Agreement provided by the Mutual.
- k. A majority vote of a quorum of the Board of Directors is necessary for approval and the plans must be approved before the start of construction.

Patio Use: Rules and Maintenance Requirements

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- a. Patio items appropriate for patio and outdoor use such as chairs and lounges with cushions are allowed. Storage boxes designed for patio use may not exceed 2 feet in width by 6 feet in length and must not exceed the height of the wall/fence.
- b. Patios and areas around patios must be kept free of clutter. If there is a question whether clutter exists, the question will be decided by a vote of the Board.
- c. Barbeques may be kept on patios and must be used according to the barbeque policy. Charcoal barbeques are not permitted as per Policy 7427.G.
- d. Pets must not be left unattended on patios. See Pet Policy 7501.14
- e. Pet doors giving pets free access to and from patios are not allowed.
- f. Potted plants may be kept on patios walls.
Plants kept on patio walls may not be in nursery pots. Pots must have a water retention base and not allow water to drain onto the patio wall. Potted plants from the base of the pot to the top of the plant may not exceed 36” including the pot. Planted pots must be separated by a minimum of 18” at the base of pot.
- g. Items not permitted on patios overnight are: newspapers, magazines, paper, plastic bags, and cardboard. This list will be subject to amendment by the Board as needed.
- h. Any item in, on, built into or onto a patio in conflict with this policy must be removed by the shareholder after 10 days written notification. If the item is not removed after the 10-day period, shareholders violating this policy will be subject to fines_the Mutual will have the right to remove the item at the shareholder’s expense.
- i. Patio related items must not block walkways or remain on lawns overnight.

MUTUAL ADOPTION**AMENDMENT**

FOURTEEN: 01-25-11

04-24-12, 11-27-12, 07-21-15; 10-25-16, 08-21-18

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