

MUTUAL OPERATIONS

PHYSICAL PROPERTY

Patio Regulations – Mutual Two

This policy has been developed to enhance the enjoyment of living in Mutual Two by setting and enforcing standards for open and enclosed patios. It is the responsibility of the Mutual and its shareholders to manage the appearance and safety of patios by respecting approved standards.

Patio Use and Maintenance:

1. Maintenance of patios is the responsibility of shareholders;
2. Emergency Egress - Windows and Walkways:
 - a) All patio window spaces, both inside and out must be kept clear for emergency exit and entrance;
 - b) A clear path of at least four (4) feet must be maintained from the entrance of the patio to the entry door of the unit;
 - c) Walkway must have a clean, unobstructed pathway; including potted plants.
3. Emergency Egress – Doors:

No patio addition may have a door that locks. Only doors with direct entry into the unit may have locks, i.e., front door or sliding glass door leading directly into the unit from the patio. A door outside in the patio without direct access into the unit is not considered an entry door. To clarify, there can be no door locked before arriving to the front door of the unit. Any lock on a patio door must be removed or the Mutual will remove it at the shareholder's expense;

4. Any object which contributes to uncleanliness or impeded passage for emergency personnel and equipment, and may lead to unhealthy or dangerous conditions to shareholders, must be corrected by the shareholder. If such items are not removed, the Mutual will do so at the shareholder's expense;
5. Inspection: Patios will be periodically inspected by a Building Inspector assigned by the GRF Physical Property Department;
6. Storage – Open Patios: After the initial 30-day move-in period, the following items may not be stored or placed on open patios:

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- a) Any type of food, including bird seed, dog or cat food except in airtight containers and do not leave pet dishes with food on the patio;
 - b) Cardboard boxes;
 - c) Charcoal or highly flammable items, old newspapers, magazines, etc. (unless stored in approved containers). Gasoline-operated equipment or gas cans, flammable chemicals;
 - d) Laundry hung for airing or drying;
 - e) Non-working refrigerators or freezers;
 - f) On un-gated patios: Unattended pets or pets in permanent outdoor kennels or caged (including birds);
 - g) Spas or hot tubs, indoor upholstered furniture.
7. Patio Décor:
- a) Screens, panels, or drapes to block the sun must be of outdoor fire retardant fabric and must be maintained;
 - b) Obscene objects hanging or stationary are prohibited.
8. Prohibited Activities:
- a) Any workshop causing noise, odor, unsightliness, and/or unhealthy conditions. Be guided by the “occasional hobby-oriented” activity rather than an ongoing business or any activity considered to be a nuisance to neighbors. Contact the Board by sending a letter to the Secretary for information and guidance;
 - b) Converting an open patio into a storeroom is prohibited.
9. Patio Size – Mutual building permits are required for any alteration to patios. A patio may not be increased by expanding outwards into the garden/common area. Patios may be reduced in size by:
- a) Construction of patio closets requires a Mutual building permit;

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- b) Adding pre-assembled cabinets/sheds;
 - c) By expanding the interior rooms of the unit outward into the patio space.
10. Patio Floor: Outdoor carpeting is permitted. Any permanent resurfacing of the patio floor requires a GRF building permit. Flooring installed without a permit may be removed by the Mutual at the shareholder’s expense.
11. Enclosed patios:
- a) A permit from the Physical Property Department is required for any construction to a patio;
 - b) An enclosed patio may not function as a bedroom, kitchen, or storage closet;
 - c) Any item not appropriate to a patio will be removed by the shareholder or by the Mutual at the shareholder’s expense.
12. Enclosed Patios Acceptable Items:
- a) Refrigerator or freezer in working condition plugged directly into wall socket only;
 - b) A washer or a dryer or stacking washer and dryer installed inside a patio storage cabinet;
 - c) A permit must be obtained for the installation of these appliances, and all codes relating to electrical and, if applicable, plumbing and ventilation must be adhered to.

MUTUAL ADOPTION

AMENDMENT(S)

TWO: 05-16-13

03-16-17

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