

MUTUAL OPERATIONS**PHYSICAL PROPERTY****Decorative Exterior Wall Finishes and Gates – Mutual Twelve Only**

1. Decorative deco block walls are no longer required along the front walls or concrete porches of remodeled units unless the remodeling shareholder desires to implement their use.
2. If the remodeling shareholder desires to have a decorative wall installed along a front wall or approved concrete porch, approval may be given provided that:
 - a. Shareholder retains a qualified contractor;
 - b. The qualified contractor provides data to the Physical Property Department on the material to be used and the construction of the decorative wall;
 - c. The Physical Property Department verifies that the data meets all required construction codes;
 - d. The Mutual Board approves or has approved in policy or resolution the material to be used;
 - e. The decorative wall is constructed in such a way that it continues to be an integral part of the exterior building design and complement the color scheme of the shareholder's building;
 - f. A deco block wall on an approved concrete porch is limited to three blocks high (at 12" x 12" each) with a required two-inch smooth bull nose cap; the wall to be no higher than 38 inches. Walls of other material must be constructed with equivalent height and cap restrictions. A smooth bull nose cap is also required when an existing wall is added to or changed. Variations must be approved by the Mutual Board; and
 - g. Gates, whether installed along with a patio wall or individually, require Mutual Board approval on form 7480.12.1 – Architectural Standards – Approval Form.

MUTUAL ADOPTION

TWELVE: 08-12-04

AMENDMENTS

07-11-13, 11-12-15

(Nov 15)