

PHYSICAL PROPERTY

Outside Patio Area Regulations– Mutual Four

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 Four.

Definition of Terms

- a. A patio will be considered a **temporary** addition to the shareholder's unit.
- b. A patio is any surface other than garden material that is attached or adjacent to the outside wall structure of the unit's structure.
- c. A porch is the space under the roof of the structure open to the outside or enclosed from the weather.
- d. A porch is included in the exclusive use permit of occupancy and is not included or managed by this patio policy.
- e. 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 all currently installed patios will be considered as allowed. At the time of transfer of title or sale of a unit with a patio, the buyer must agree to manage, maintain, and insure the cost of the patio or it shall be removed at the seller's cost. The new buyer/transferee must sign the *License and Indemnity Agreement* provided by the Mutual Four Board. Remodels of existing patios must comply with this patio policy in its entirety.

Patio Approval Process

- a. All requests for patios must be submitted to the Golden Rain Foundation (GRF) Physical Property Department at least three (3) weeks prior to a regularly scheduled Mutual Board Meeting. The GRF Physical Property Inspector must submit the plans for approval to the Board of Directors at least two (2) weeks prior to a regularly scheduled Board Meeting.
- 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
11. All underground utility infrastructure

- 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 beyond the exterior of the patio wall.
- f. Patio top surface material must be non-skid when wet i.e. concrete, pavers, flagstone, brick or other like materials.
- g. In the garden areas of units of A, B, C, D, E, F and G, H, I, J, K, L a patio may be built, not to exceed the existing garden line. Example: if the existing garden line is at 48 inches the new patio may be built to that 48 inches from the porch wall.
Shareholder in units A,F,G and L, after Board approval, may be allowed a patio at the end of their unit.
- h. Patios may be enclosed by a wall or a fence. Patio wall with cap/fence must be between 26” and 35” high.
- i. Any changes or deviations from the approved plans must be submitted to the Board of Directors and approved prior to implementation.
- j. 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

- 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.

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- c. Barbeques may be kept on patios and must be used according to the barbeque policy. Charcoal barbeques, fire pits, and tiki torches are not permitted, per Policy 7427.G – Barbeque – Usage and General Safety Precautions.
- d. Pets must not be left unattended on patios.
- e. Pet doors giving pets free access to and from patios are not allowed.
- f. 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.
- g. Patio related items must not block walkways or remain on lawns overnight.
- h. No plumbed appliance or fixtures allowed e.g.: bar sinks, refrigerators/freezers.
- i. Clutter and non-patio items are prohibited and must be removed per decision of the Board of Directors of Mutual Four. Violators will be notified in writing when out of compliance.
- j. 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, the Mutual will have the right to remove the item at the shareholder's expense.
- k. Shareholder must maintain at least \$300,000 of liability insurance on unit.