



ARCHITECTURAL CONTROL COMMITTEE
REQUIREMENTS FOR INSTALLATION OF CONCRETE PATIOS
FORM: REV. ACC-06-02-04-0

ATTENTION RESIDENT!

MAKE SURE YOUR CONTRACTOR GETS A COPY AND FOLLOWS THESE REQUIREMENTS.
MAKE SURE YOUR CONTRACT WITH YOUR CONTRACTOR STIPULATES THAT THEIR
PAYMENT IS CONTINGENT UPON FOLLOWING THESE REQUIREMENTS!

- 1) Resident must furnish A.C.C. with the following items:
 - a) Name, address, and phone number of contractor
 - b) Accurate line drawing with all dimensions indicating existing fence and structures and proposed alterations. Solid lines to indicate existing structures, dotted lines to indicate proposed work. It is recommended that the contractor supply this diagram with the homeowner's approval. Approval of any project by the Committee does not wave the necessity of obtaining the required permits. Obtaining a permit does not wave the need for Committee approval. *The Committee will not knowingly approve a project that is in violation of building or zoning codes.*
- 2) The guidelines for the installation of concrete patios are as follows:
 - a) No new concrete is to come closer than 1 inch of the existing or proposed fence line.
 - b) Expansion joints must be used between the new concrete and the building, also between new and existing concrete. The expansion joints must be made of Chromated Copper Arsenate (CCA) lumber or approved fiber. The expansion must be at least ¼" wide and no greater than 1' wide.
 - c) The new concrete must have a pitch of no less than 1/8" inch per foot, pitching away from the building.
 - d) The new concrete must be at least 4' thick with 2' of stone base under it.
 - e) Concrete must be 4,000 lbs. test and wire reinforced. The wire must be woven, weighing not less than 40lbs. per 100 sq. ft. This wire should be suspended ½" below the top surface of the slab.
 - f) Colors or dyes added to the concrete must be pre-approved by the ACC.
 - g) There must also be a minimum clearance of ½" from the top of the concrete to the bottom of any doorsill.

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3) Upon completion of the concrete patio, the responsibility for the maintenance and upkeep of the patio shall remain the sole responsibility of the homeowner. All repairs and upkeep of the patio shall be at the homeowner's expense.

4) Responsibility for the maintenance and upkeep of this patio will transfer to the new owners upon sale of the unit. It is the responsibility of the present homeowner to inform the new homeowners of this prior to the sale of their home.

5) Any cost incurred by the Board of Managers due to the removal of all or part of the patio for emergency repairs and/or failure of the homeowner to keep the patio maintained in good condition shall be at the homeowner's expense, and will be billed to that homeowner.

6) Homeowner is responsible for all water intrusion and all subsequent damages caused solely or in part by the construction of the patio.

7) Please be advised that poor quality mix or poor workmanship may result in the removal of the patio at the homeowner's expense.

BE CERTAIN OF YOUR CONTRACTOR

8) A security deposit of six hundred dollars (\$600.00) must be deposited with the Architectural Control Committee before work on the patio begins. Make checks payable to Blue Ridge Condo I or II. This security deposit will be returned to the homeowner upon satisfactory completion and final inspection of the proposed patio.

9) The Committee's approval of an application for said work would become null and void if the work is not begun within sixty days and the job must be completed within ninety days after written receipt of approval. If the work is not completed within this time frame, a new application must be submitted and approval will again be required.

I have read the above rules and restrictions and requirements regarding concrete patios and I agree to be bound by them.

I have read the above. I fully understand and acknowledge that if I do not fully comply with the above specifications that I will forfeit my entire security bond in the amount of \$600.00.

Signature: _____ Signature: _____

Address: _____ Date: _____