



ARCHITECTURAL CONTROL COMMITTEE
REQUIREMENTS FOR INSTALLATION OF PATIO PAVING STONES
FORM: ACC-09-A464244

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 patio area to be covered with paving stones. Solid lines to indicate existing structures and fences, dotted lines to indicate proposed work. It is recommended that the contractor supply this diagram with the homeowner's approval.
- c) A sample of the color of the paving stones. The color of the paving stones must be approved by the A.C.C.

2) The guidelines for the installation of paving stones are as follows:

- a) Paving stones can be installed within the "exclusive use" patio area only.

The concrete entrance walk to the front door outside the fence area is excluded from this area.

- b) The perimeter of the area will be trimmed first with CCA lumber, Plastic, or Cement edging. This edging must be ½" wider than the combined depth of the pavers and the sand base. This trim is to anchor the patio and sand base into position.
- c) Paving stones will be installed upon a sand base of not less than 2 inches deep.
- d) Loose sand will be used in place of mortar between the paving stones.
- e) Paving stone patio will be pitched away from the building and the entrance walk at a rate of 1/8" per foot.
- f) If the paving stone patio is to be installed over water shut off; an opening must be left in the surface of the patio. This opening must be at least 1 inch larger than the actual utility cover.

ARCHITECTURAL CONTROL COMMITTEE
REQUIREMENTS FOR INSTALLATION OF PATIO PAVING STONES
FORM: ACC-09-A464244 cont'd

g) **It is prohibited to be attached to the structure or the fence.** A minimum clearance of one inch from the fence line and one inch from the surface must be kept. This clearance may be filled with sand base or expansion material.

h) There must also be a minimum clearance of ½" from the top of the paving stones to the bottom of any doorsill.

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) 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.

8) 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 paving stone 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