

BEPOA Patio Policy

Drafted and Approved May 1, 2009

* Updated May 29, 2010. Approved June 10, 2010

Patios

Patios, additions to patios and patio gardens are allowed but require an approval from the L&A Committee and require approval from all owners in your townhomes sections. Most requests are approved as submitted but there are some restrictions.

Decks

Decks and deck additions also require L&A approval and the POA nor are its contractors responsible for mowing or landscaping under or around these new structures.

* Townhome Restrictions

- Any new or modified patio shall be limited to 16 feet wide (or the actual home width less 3 feet).
- The edge of the patio and/or sitting wall shall be 18 inches (minimum) away from the neighboring property lines on either side.
- The maximum that the patio may extend from the rear of the home is 19 feet at its greatest depth in the center, where the opening in the wall is located.
- The Board has the right to limit the size of any patio based on landscape needs and the ability of mowers to cut grass without obstruction
- The top of the paver patio shall be established at the same height as the top of the present cement patio.
- The patio shall be properly graded for water runoff away from the home and away from the neighboring homes.
- If floor drains are part of the patio design, they must be run to a French drain in the property owner's yard.
- An extension for the existing downspout is recommended, to bring the water out to the end of the patio and can be hidden under the mulch.
- The curved outer corners are a must for mowing purposes, and may not be squared off.
- A mulched buffer of 18 inches must exist around the outside of the patio.
- Any sitting wall is not to exceed 21 inches in height.
- The lighting must be switchable and shall be turned off when not in use.
- The lighting shall be low wattage/lumen:
 - Six (6) sitting wall lights - 15 watts max incandescent / 3 watts max CFL / or equivalent LED (1 watt max)
 - Two (2) lantern lights - 40 watts max incandescent / 9 watts max CFL / or equivalent LED (4 watts max)

- The fixture color should be brass, so it fits with existing lighting in the rear of the homes.
- The paver color should be a natural or earth tone color that matches the existing exterior color scheme of the home.
- The paver color may be a solid, blended, or tumbled color, but shall not be white or black.

Additional Considerations:

- A copy of the approved WH Township permit should be sent to PMI to be included with the approval for this home improvement.
- If not already done, an estimated start and completion date must be provided before construction starts.
- The timeframe for the project shall not exceed two weeks.
- Materials must be kept off of neighbors properties.
- It is understood that crossing neighbors properties will happen because it is a town home, but should be minimized.
- As much as possible, materials and work should minimize impact to the landscaping crews, which should only be a concern on mowing days.
- The condition of the any lawn or landscaping must be fixed, if necessary, upon completion of the project.