

Board Approved/Architectural Committee Proposal

March 29, 2019

Ref: Ground Floor Back Patios not constructed with an Arizona room

The Board of Directors will consider the submission of a Variance Request form to enclose with a fence or railing for the ground level patio if the following conditions are adhered to:

- 1) The fence or railing material shall be made of wrought iron in the **same fashion and colour** as the existing railings on the second floor units, so as to complement such railings.
- 2) The fence or railing shall be of a **height of 3'(feet)** from the surface of the cement slab to the top of the fence or railing.
- 3) Any **gate required may only be situated** on the short side of the opening.
- 4) The fence or railing **may only be installed** on the cement slab in the boundary designated as a limited common element of a back patio of a unit. Under no circumstances will any fencing or railing be located in any other area adjacent to a unit.
- 5) Fences or railings will be considered for Patio homes(Casitas) so long as the fence or railing is restricted to the limited common area cement slab off of the kitchen door.
- 6) The **Board reserves the right** to have the property manager enforce compliance for any deviation from the standard allowed under the Variance approved; including, but not limited to, the removal of the fence or railing.
- 7) The cost of materials, installation and maintenance shall be at the unit owners expense.