

PATIOS and PATIO AREAS

1. **Patio size:** A patio cannot extend more than eight (8) feet out from the building nor extend more than fourteen (14) feet across the face of the building.
 - a. The patio includes the concrete slab and any bricks or pavers laid around the edge of the concrete slab.
 - b. A reasonable distance must be maintained between the patio and the front or back door stoop.
 - c. If the existing concrete slab is to be replaced, the size and location of the new concrete slab must be approved by the Association.

Violations: If a unit owner installs a new patio slab or extends the existing patio slab in violation of the above policy, the Association will give the owner twenty (20) days to remove the slab or the extension. If the owner fails to remove the slab or the extension within the twenty (20) days, the Board will assess a fine against the owner. The fine will be determined on a case-by-case basis.

Comment: If an owner would like to replace their existing patio, the Association can arrange for the old patio slab to be removed, and a new concrete slab poured.

2. **Patio furnishings:** A resident may not keep any item on their patio, except for patio furniture (furniture which is designed for use on a patio), a maximum of two barbeques, potted plants, and/or a storage unit of a type and size acceptable to the Association.

Violations: Keeping of unapproved items on a patio, keeping of any furnishings in or on any patio plantings, or keeping of any furnishings on the lawn: the unit owner will be given notice to remove the item within five (5) days. If the item has not been removed after five days, management staff is authorized to impound the item without further notice. If after thirty (30) days an impounded item has not been claimed, it will be disposed of without further notice.

Comments: Patio furnishings must be kept on the patio. They may not be kept in or on any patio plantings, and they may not be kept on the lawn area around the patio. Bicycles may not be kept outside a unit, either outside in front of the unit or in the common areas. The Association does have storage lockers for rent where bicycles can be stored.

3. **Decorative items:** Minor decorative items, which are designed for lawn and/or garden areas, may be placed in patio plantings, which meet Association standards (see **PATIO PLANTINGS**). Otherwise, nothing may be placed or stored on or in the grounds of the Association beyond the edging of Association-approved plantings (see **PATIOS: Furnishings** above).

Violations: Decorative items, which are installed in violation of Association policy, may be removed without notice.

4. **Bird feeders:** Residents may install bird feeders on their patios or in their patio plantings, if they have them. However, residents may:

- a. Not attach bird feeders to trees in anyway (see below);
- b. Not attach bird feeders to the building exteriors without specific Association authorization (see **REPAIR, REPLACEMENT & INSTALLATION: Attachments to Building Exteriors**); and
- c. Not install bird feeders anywhere else on the grounds of the Association.

In addition, a resident may not have more than three bird feeders.

Residents must properly maintain their bird feeders. In particular, they must frequently clean up any bird food or remains of bird food, which falls on the ground.

Violations: Bird feeders, which are installed in violation of Association policy or not maintained in accordance with Association policy, may be removed without notice.

Comments: The Association would prefer bird feeders to be hung over or installed on patios. This allows any food or food remains, which fall out of the feeder, to be easily and quickly cleaned up.

Meadow Creek is surrounded by nature areas. As a result, Meadow Creek enjoys an abundance of wildlife. However, this wildlife is often a nuisance and often damages the grounds and the buildings. Accordingly, the Association will take all appropriate steps to minimize nuisances and damages caused by wildlife.

5. **Seasonal/holiday decorations:** Seasonal/holiday decorations may only be installed on patios or in Association-approved patio plantings. If an owner would like to install decorations on the exterior of their building, they must obtain the specific Association authorization (see **REPAIR, REPLACEMENT & INSTALLATION: Attachments to Building Exteriors**). Seasonal/holiday decorations may only be installed within 30 days of the holiday, and must be removed within 30 days after the holiday.

Violations: Seasonal/holiday decorations installed in violation of Association policy may be removed without notice.

6. **Reserved area:** The area in front of a first-floor unit is reserved for the sole use of the resident(s) of the unit. The reserved area extends along the full length of the front of the unit, and extends out to the nearer of 20 feet or a facing retaining wall, sidewalk, parking lot or driveway.

The reservation of this area to the first-floor unit does not in any way limit the access of the Association or its authorized agents who are required to enter onto this area for Association-related purposes.

Violations: When an individual refuses to leave a reserved patio area or refuses to stop entering a reserved patio area, the unit and owner with which the individual is associated will be fined. The amount of the fine will be decided by the Board of the Association on a case by case basis.

7. **Trees:** No item of any kind may be hung in, on or from trees. No item of any kind may be affixed to a tree.

Violations: Any item, which is found hung in, on or from a tree or affixed to a tree, will be removed without notice.

PATIO PLANTINGS

Policies:

1. **Plantings:** Plantings cannot extend more than seven (7) feet out from the perimeter of the patio and/or from the face of the building.
 - a. A first-floor unit owner may only have plantings around their patio and/or along the building face of their unit.
 - b. A hard edging material must separate the plantings from the lawn. The edging material must be approved by the Association.
 - c. No plantings may be installed outside of the edging.
2. **Association approval:** The layout of permanent plantings must be approved by the Association.
 - a. Plantings of annual flowers do not require Association approval. However, the planting bed for the annuals does require Association-approved edging.
 - b. All other plantings including shrubs must be approved by the Association.
 - c. "Wild" plantings will not be approved by the Association.
 - d. The planting of trees will not be approved by the Association.
3. **Maintenance:** Plantings must be properly maintained by the unit owner.
 - a. In particular, plantings must be kept reasonably free of weeds.
 - b. The Association will trim all shrubs twice annually unless requested by the owner not to. However, in this case, the owner must trim the shrubs on a regular basis.
4. **Trellises:** Trellises may be installed within a planting area. Any trellis must be installed flat against the face of the building and may not be more than seven feet in height.
5. **Association cost sharing:** The Association will reimburse an owner for one-half of the cost of permanent plantings, edging and top dressing material up to a set amount.
 - a. The set amount will be re-evaluated each year and included in the Association's annual operating budget.
 - b. The Association will only reimburse the owner if the owner obtains the prior approval of the Association for the owner's plantings plan.

Violations:

1. Plantings installed in violation of the above policy may be removed without notice. Plantings installed without Association-approved edging may be removed by the Association without notice.

2. When plantings are removed by the Association, the cost of the removal and re-sodding will be charged to the owner.
3. If plantings are not properly maintained, the Association will give the owner 10-day notice to correct the situation.
 - a. If the owner does not correct the situation, the Association will do the necessary maintenance work and assess the owner.
 - b. After three 10-day notices that result in maintenance work by the Association, the Association may give the owner twenty-day notice to remove the plantings. If the plantings are not removed by the deadline, the Association will remove the plantings and assess the cost to the owner.
 - c. When any plantings are removed, the lawn must be properly re-sodded by the owner, or the Association will re-sod and assess the owner.