

AMENDED: FEBRUARY 2023

PURPOSE: To establish guidelines for co-owners who wish, at their own expense, to add or replace a patio or deck.

POLICY: Co-owners may add, alter, or replace a patio or deck by obtaining prior Board approval, and adhering to the following requirements and procedures.

#### REQUIREMENTS

1. All deck materials must be pressure treated lumber or other superior building materials, i.e., composite decking material. Paintable/stainable materials must be painted or stained within 12 months of completion. Stain and paint must be Association approved colors (based on current building color – contact the management company for specifications). Patios may be constructed of concrete, paver type block or other superior stone-like materials. Patio (if colored material) and composite decking material must be approved by the Association to ensure color compatibility. Installation of any deck or patio must meet all local building codes and be of professional quality.
2. The maximum distance a deck or patio may extend from the outside wall of the unit is fifteen feet. Approved extensions as of 2/1/2023 are not subject to this restriction.
3. If any part of the deck or patio is an obstruction to necessary maintenance or service work, the restoration of the area will be at the co-owners expense.
4. Basement windows wells must not be covered.
5. Utility meters must not be permanently enclosed or covered. If enclosed, easy access must be provided.
6. Maintenance and repairs of patios and decks is the responsibility of the co-owner. If the Board deems that patio or deck is not maintained, the Board may authorize repairs at the co-owner's expense.

#### PROCEDURES

Note: Because of the complexity of requirements, ***the co-owner is highly advised*** to meet with the Buildings/Grounds Committee to answer specific questions about the request before Proceeding.

1. Obtain a PATIO/DECK ADDITION APPLICATION form (ARR3.3a) from the LCHA website. Complete the entire form to include construction details and a scaled diagram of the addition. Deck installation will require Miss Dig confirmation.
2. Return the completed form and required permits to the Association well in advance of the requested action date.
3. The Buildings/Grounds Committee will review the request and, if the criteria are met, will advise the co-owner to proceed and forward the request to the Board as a matter of record.

FOR DECKS ONLY: Submit a copy of the approved ARR3.3a form and construction plans to the City of Northville in order to secure a building permit. Submit a copy of the permit to the Association. Construction may not begin until the Association has a copy of the permit.