

**THE CAPE CONDOMINIUM ASSOCIATION
BOARD APPROVED
POLICIES AND RESOLUTIONS
POLICY 03-02**

PATIOS & FENCED AREA

General Requirements

1. Prior to patio installation the Co-owner is to;
 - i. Contact Miss Dig (1-800-482-7171) for staking of cable, electrical, gas and telephone lines.
 - ii. Present a full detailed drawing of the proposed patio area with a signed consent for alteration form to the Board of Directors.
 - iii. Obtain any necessary permits.
2. Landscaping and plantings are not to extend beyond the privacy fence.
3. Patios are not to be used for storage purposes: Sheds, garden furniture, and garbage cans are permitted. Unusable barbecue grills and lawn mowers are not permitted. All grills, smokers, fire pits must be used away from the buildings and fences.
4. Patios are not to be used for hanging laundry.
5. Patios are to be kept in good condition, free of weeds, seedlings and debris
6. Sheds are permitted within the confines of the patio under the following guidelines:
 - i. Submit drawing to the Board for approval
 - ii. Roof of shed may not exceed height of fence by more than one foot

Brick Patios

1. Stone, brick, or blocks may not exceed 24" x 24" each.
2. Patio stone, brick, or block must be installed over four (4) inches of pea gravel or slag to deter weeds. Final established grade shall not be higher than the top of the basement window well.
3. The stone, brick, or block surface of the patio, made in accordance with the above, may not extend beyond the privacy fence and must be installed in a professional manner.
4. 1 ¼" to 2" slope is required from building to outside patio edge to allow for drainage.
5. Failure to properly maintain the area will result in the Association maintenance doing the work and charging the Co-owner for the service.

APPROVED: July 16, 2003

Amended and Approved 1/11/2023