

Enjoying Your Patio Space: A Guide to Our Community's Guidelines

Patios provide a wonderful extension of our living space, allowing us to enjoy the outdoors and relax in the fresh air. To ensure that everyone can utilize these spaces harmoniously and maintain the overall appearance of our community, we have established guidelines for patio usage. Let's take a closer look at what you need to know:

Understanding Patio Ownership

It's important to clarify the ownership status of your patio. While it may feel like an extension of your unit, our community documents define them as:

- **Limited/Exclusive Use Common Elements:** This means that although they are part of the common areas, their use is primarily designated for the adjacent unit owner.
- **Cleaning Responsibility:** As the primary user, you and your neighbor share the sole responsibility for keeping your patios and landings clean.

Prohibited Items and Activities

To maintain safety and aesthetics, certain items and activities are restricted on patios:

- **Trash Storage:** Storing trash on patios or balcony landings is strictly prohibited. This is crucial for preventing pests and maintaining a clean environment.
- **Storage of Other Items:** Boxes, refuse, play equipment, and other miscellaneous items cannot be stored on patios or in stairwells. This helps prevent clutter and ensures safe passage.
- **Stairwell Restrictions:** For safety reasons, especially for Emergency Medical Services (EMS), nothing can be stored or kept on stairways or landings. Clear pathways are essential in emergencies.
- **Barbecuing:** Fire safety is a top priority. Outdoor cooking with portable barbecuing equipment is prohibited within ten (10) feet of any overhang, balcony, or opening. Indoor storage and use of portable barbecues are also completely prohibited.
 - **Exception:** Electric barbecues are permitted for patio use but must be registered with the Board of Directors. Adult supervision is required whenever the barbecue is generating heat.
- **Laundry Drying:** Drying laundry, towels, clothes, etc., is not allowed on patios, bushes, landings, or common areas. This maintains a neat and orderly appearance.
- **Items Hung Over Railings:** Nothing is permitted to be placed or hung over patio railings.

Permitted Items and Activities

While there are restrictions, you can still personalize your patio within the guidelines:

- **Holiday Decorations:** You can decorate for the holidays with lights and decorations on patios, railings, and bushes. However, you are responsible for any damage caused to the buildings.
 - Holiday lights can be displayed from the day after Thanksgiving until January 7th of the following year.
- **Lighting:** Patio lighting should be off-white or yellow (bug light), except for holiday lighting.
- **Carpeting/Flooring:**
 - Green carpeting may be installed on patios and stairwell landings at your expense, but you must ensure it's installed safely to prevent accidents. You are liable for any injuries resulting from improper carpet placement. Board approval is required before installation.
 - Green tile is also permissible as an alternative to carpeting, but Board approval is necessary before installation.
- **Furniture:** Patio-type furniture is acceptable and preferred for use on patios.
- **Planters:** Planters are allowed but must be approved by the Board of Directors and properly maintained.
- **Bird Feeders:** The only bird feeders approved by the Board of Directors are hummingbird feeders, and they are restricted to patio use only.

Additional Considerations

- **Patio Door Etiquette:** Second-floor residents are asked to keep the door between their patio and the stairwell closed to maintain a home-like atmosphere.
- **Electrical Usage:** It is strictly prohibited to use a neighbor's electrical outlet. This is considered theft of electricity.
- **Sidewalk Maintenance:** As existing carpeting on sidewalks leading to patios and stairwells wears out, it is the owner's responsibility to restore the area to a smooth, clean, carpet-free concrete condition.
- **Noise and Disturbances:** Remember to be considerate of your neighbors and avoid activities that could cause excessive noise or disturbances on your patio.
- **Rugs and Cleaning:** Do not beat rugs on patios or other outdoor common areas, and refrain from sweeping dust, rubbish, or litter from your patio onto sidewalks or entryways.
- **Transportation:** Bicycles, motorcycles, mopeds, and other modes of transportation cannot be stored or parked in stairwells, on patios, or inside units. They can be chained to a post near your assigned parking space or kept in your parking space, provided they don't obstruct adjacent parking.
- **Patio Modifications:** Any patio shades, awnings, or security guards must be approved by the Board of Directors before installation.

By adhering to these guidelines, we can all contribute to a beautiful, safe, and enjoyable community for everyone.