

MISSION HILLS CONDOMINIUM ASSOCIATION

PATIO EXTENSIONS

Patios may be constructed at the front and rear of the unit, at the owner's expense and in accordance with the following specifications, *after submitting this form and receiving MHCA Board and Maintenance Facilities Director approvals. A final approval inspection will be performed by our Maintenance Manager.*

1. The patio may only be built with the pre-cast approved color patio stones. Each stone or brick paver is not to exceed 16x16 inches. Ready mixed concrete, poured concrete slab, metal or any wood materials are not permitted. The maximum depth of the rear patio may not exceed ten (10) feet from the rear door.
2. The maximum width may not exceed the width of the unit, and **patio stones must be no higher than ground level at all edges. Patios must be sloped away from the building. Water damage to the unit resulting from improper installation will be the owner's responsibility.** The owner is responsible for proper removal of all construction debris.
3. **Caution is to be exercised regarding sprinkler heads and waste line cleanouts. Repair of any damage to the nine (9) underground utility laterals (see diagram on reverse side) will be the owner's responsibility.**
4. The unit owner is responsible for all construction costs, patio maintenance and **cleaning**, and for any needed replacement stones or pavers. **If the owner removes the patio, it will be the owner's responsibility to restore the common area (Zone 2) to its original (1970) design grass area.** Grass area maintenance then returns to the MHCA.
5. Patios are to be kept in a neat and presentable condition throughout the year. **All furniture and other items must be removed from the patio when the unit will be unoccupied for a period of longer than two (2) weeks.**
6. **Patios may not be enclosed, and no awning or other coverings are permitted.**
7. Front patios may not extend beyond the sidewalk **AND MUST BE AT LEAST ONE (1) FOOT FROM THE FRONT AND BACK OF THE BUILDING TO ALLOW FOR DRAINAGE.**
8. Notwithstanding the language contained in Articles XV and XVI of the Mission Hills Declaration of Condominium, the owner agrees that said patio is being installed on common or limited common elements. **Furthermore, the owner agrees that if for any reason, including violations of any provisions above, the MHCA shall have the right to maintain, repair, remove or replace the patio at the owner's expense.**

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Date: _____

Color of Stones or Pavers: _____

Signature: _____ Unit #: _____

Address: _____

Home or Cell Phone Number: _____ Front Patio ☐ Back Patio ☐

Plan Approved: _____ Date: _____

Completed Patio Accepted: _____ Date: _____

PATIO DIAGRAM

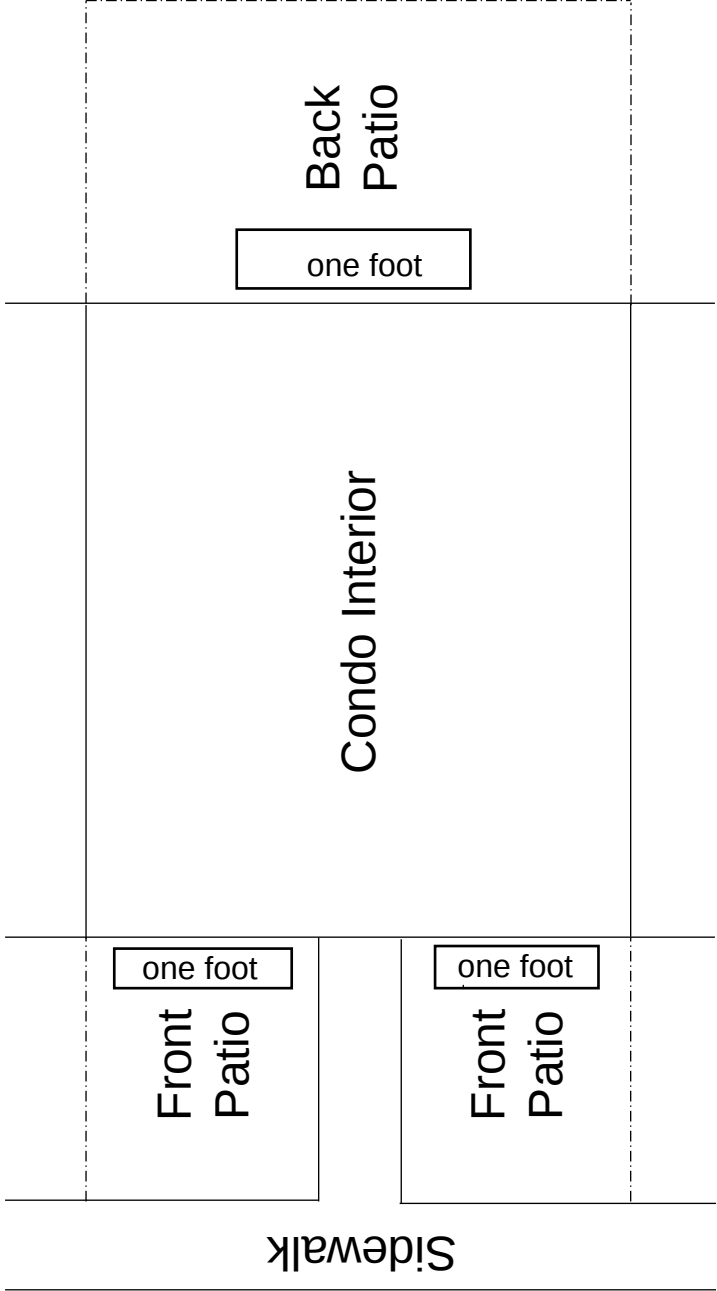
Zone 3

Zone 2

Zone 1

Zone 2

Zone 3



Zone Legend

- 1 – Unrestricted – Owner Responsibility
- 2 – Semi-Restricted – Patio Permit Required
- 3 – Restricted Common Area – No Owner Changes Permitted

Utility Runs (9) :

- Gas
- Electric
- Hot Water
- Cold Water
- Sewer
- Condo Cleanout
- Cable
- Sprinklers
- Sprinkler Wires