

Baywood Colony Villas Patios Rules & Regulations

Patio Ownership:

All new and expanded patios will become listed as a limited common element as they are appurtenant to the unit where the patio is affixed.

Rules and regulations for existing grandfathered patios will remain as is. However, if they are to be expanded in size, existing grandfathered patios will be required to follow the same rules and regulations outlined above and below except where they may already be outside the size and material requirements proposed and approved by the Board of Directors.

All owners of new and expanded patios will be required to comply with the standards established in the Declaration of Condominium (*grandfathered patios via the April 2013 Clean Slate letter, and the required paperwork they submitted to Argus Management, already agreed to comply with the Declaration's restrictions strictly and without exception*).

Patio Application Process:

An owner that wants to construct a new or expanded patio will be required to submit a COMPLETED application request form (an ARC Request and a Renovation/Contractor form) to the Architectural Review Committee. The form will be accompanied by a Patio Maintenance Responsibility Agreement which must be returned with the application. This Patio Maintenance Responsibility Agreement states that the owner will be responsible for the maintenance and cleaning of the patio throughout their ownership of the unit.

Upon the sale, lease or transfer of ownership of the unit, the new owner, lessee or occupant will be required to sign the same document stating they are willing to take over responsibility for maintenance and cleaning of the patio. If not signed by new owner, lessee or occupant, the seller or previous owner will be required to remove the patio and restore the area of common ground to the original state, at the seller's expense.

Failure to maintain ALL patios should be handled by the Board of Directors through the compliance procedures.

The following must be done on site before approval:

1. Confirmation that all underground utilities are staked. (Call before digging 811 or 800-432-4770).
2. An ARC Request form, a Renovation/Contractor form and a Patio Maintenance Responsibility Agreement (along with a photo of the area before installation) must be completed and submitted to Casey Management at least two weeks before the Board meeting to be reviewed.
3. A detailed drawing with complete dimensions of the installation including the location of the underground utilities on the drawing.
4. The square footage and configuration of the proposed patio including the paver size and color.
5. A licensed/professional contractor with liability insurance must be used and building permits, if applicable, must be obtained and provided with the application.
6. The licensed/professional contractor must also provide a detailed drawing with the slope/gradient of the patio defined as part of the ARC request.
- 7. Any drainage issues created by this installation of the patio are the responsibility of the owner.**
8. The installation of the patio is subject to a final inspection and any defects or issues found must be corrected before patio is approved. A photograph of the finished patio will be taken and held on record at this point as well.
9. A response from the Board of Directors shall be returned to the owner/submitter within 30 days of the Board meeting when a properly completed application (an ARC Request form, a Renovation/Contractor form and a Patio Maintenance Responsibility Agreement (along with a photo of the area before installation) is submitted.

Design & Size:

The Patio must commence from the lanai door of the unit and the wall for Section 1 Non-Waterfront and Section 2 Units (The exception is with the side-by-side standalone units where the patio must be on the outside part of the lanai regardless of where the lanai door is located. Specific starting locations for the Section 1 Waterfront Units are defined in Appendix) and run parallel to the walls of

the unit and the lanai – location of patio and its maximum size has been defined for each Unit in the **Appendix**.

- Pavers in the approved color and shape are to be used and must be removable. Concrete is not allowed.
- Pavers shall be installed flush to the ground providing seamless transition to the surrounding common area.
- Patio construction must not obstruct draining or restrict the flow water runoff.
- The committee recommends earth tone color patio pavers, in 12 inch or less sizes. Acceptable patios must be rectangular or square in shape.

N.B. - Permeable pavers (i.e. manufactured by Belgard) might be a good idea to use if one wants to minimize the need to put in French drains or other type of drainage systems as they are installed with layers of varying-sized stone or aggregate underneath that filter and direct stormwater to underground aquifers. These permeable pavers mimic the way natural land absorbs water. With permeable concrete pavers, any rain that falls on your patio seeps back into the ground, reducing the burden on drainage.

BAYWOOD COLONY VILLAS ASSOCIATION

Patio After Installation Rules and Regulations

- * At all times, patios must be kept clean and weed free.
- * No nuisance noise will be allowed. This includes but is not limited to, loud parties, loud music from various devices, dogs barking or other pet noises. Hours of quiet time will be 8:00 PM – 8:00 AM.
- * Only usual and customary patio furniture, barbeque grills (covered when not in use – when in use should be kept 10 feet from any wall, lanai or adjoining property and if a propane tank is used, the tank must be emptied before it is stored away for the season), potted plants with saucer, candles, fire pits (should be kept 10 feet from any wall, lanai or adjoining property and if a propane tank is used, that tank must be emptied before it is stored away for the season), and appropriate decorations may be kept on patios.
- * All authorized fires shall be supervised by a responsible person at all times until such fire is completely extinguished. Such person shall have a garden hose connected to the water supply, or other fire extinguishing equipment readily available for use.
- * Permitted/exempt fires shall not produce smoke in such quantities so that it is offensive or creates a nuisance for nearby residents. On the substantiated complaint of two or more persons, the fire shall be immediately extinguished.
- * Patios are not to be used to store personal property (even, but not limited to, bicycles, paddleboards, kayaks and toys) and that no clothing or linens of any kind may be hung out on the patio.
- * All items on the patio must be portable – nothing can be built-in or attached to the patio or wall.
- * Any untoward and/or unexpected impacts such as flooding is the responsibility of the owner.

* All patio objects must be stored in the unit when unit is unoccupied, per the Hurricane Preparedness guidelines. This includes but is not limited to, tables, chairs, umbrellas, barbeque grills, candles, potted plants and appropriate decorative objects.

*The 3 foot area is not extended beyond and/or around the patio. No walls, shrubs or fences may be added to create privacy. The 3 foot area is adjacent to the unit walls and lanai's only.

APPENDIX

Maximum Square Footage and Locations of Patios at Each Unit

These would be the maximum square footage configurations allowed at these specific units. Of course you can make the patio smaller if you choose to do so but you can't go out past the 3 foot area from your lanai for Section 1 Non-Waterfront and Section 2.

For Section 1 Non-Waterfront and Section 2 Units, patios must start at the lanai door - which must only be at the side of the lanai, not the middle - and start against the wall and the lanai.

For Section 1 Waterfront Units, patio locations and sizes are clearly defined below.

SECTION 1 (NON-WATERFRONT) AND SECTION 2		
<u>LANAI SIDE 13 FEET x WALL SIDE 10 FEET</u>		
DRIFTWOOD AVENUE	UNIT NUMBER	
5940	15 - BLD 12	
5936	16 - BLD 12	
5932	17 - BLD 12	
5928	18 - BLD 12	
5924	19 - BLD 12	
5912	22 - BLD 12	
SOUTHWOOD AVENUE	UNIT NUMBER	
1620	26	These are side-by-side standalone units so their patios must be located on the outside part of the lanai away from the other side-by-side standalone unit. Opposite sides of the lanai.
1624	27	

1630	28	
DRIFTWOOD PLACE	UNIT NUMBER	
5802	29	
5814	32	
5822	33	These are side-by-side standalone units so their patios must be located on the outside part of the lanai away from the other side-by-side standalone unit. Opposite sides of the lanai.
5826	34	
5832	35	
5848	38	
5852	39	
5856	40	
5860	41	
5864	42	
5868	43	
5872	44	
5876	45	
5880	46	
5884	47	
5892	50	
TIDEWOOD AVENUE	UNIT NUMBER	
5807	23	
5815	21	
5819	20	
5831	17	
5835	16	
5839	15	
5841	14	
5845	13	
5849	12	
5861	9	
5865	8	

5869	7	These are side-by-side standalone units so their patios must be located on the outside part of the lanai away from the other side-by-side standalone unit. Opposite sides of the lanai.
5871	6	
5883	3	
5887	2	These are side-by-side standalone units so their patios must be located on the outside part of the lanai away from the other side-by-side standalone unit. Opposite sides of the lanai.
5891	1	
5911	3 - BLD 12	These are side-by-side standalone units so their patios must be located on the outside part of the lanai away from the other side-by-side standalone unit. Opposite sides of the lanai.
5915	4 - BLD 12	
5919	5 - BLD 12	
5931	8 - BLD 12	
5935	9 - BLD 12	These are side-by-side standalone units so their patios must be located on the outside part of the lanai away from the other side-by-side standalone unit. Opposite sides of the lanai.
5939	10 - BLD 12	
<u>LANAI SIDE 8.5 FEET x WALL SIDE 15 FEET</u>		
DRIFTWOOD AVENUE	UNIT NUMBER	
5916	21 - BLD 12	
5920	20 - BLD 12	
5944	14 - BLD 12	

5948	13 - BLD 12	
SOUTHWOOD AVENUE	UNIT NUMBER	
1610	25	
DRIFTWOOD PLACE	UNIT NUMBER	
5806	30	
5810	31	
5836	36	
5844	37	
5888	48	
5890	49	
TIDEWOOD AVENUE	UNIT NUMBER	
5803	24	
5811	22	
5823	19	
5827	18	
5853	11	
5857	10	
5875	5	
5879	4	
5903	1 - BLD 12	
5907	2 - BLD 12	
5923	6 - BLD 12	
5927	7 - BLD 12	
5941	11 - BLD 12	
5945	12 - BLD 12	

SECTION 1 WATERFRONT (TIDEWOOD AVENUE)

Can only come out 10 feet from their lanai and 13 feet across if they choose their maximum square footage. Association walkway must not be included in patio or modified in any way.

Left end units of the Waterfront quads must start at the door/Association walkway and either go left (10 feet out from lanai and 13 feet across) or go right (10 feet out and 10 feet across (must stay at least 3 feet from neighboring unit wall)).

TIDEWOOD AVENUE	UNIT NUMBER	
5902	1 - BLD 16	
5918	5 - BLD 16	
5934	9 - BLD 16	

Right end units of the Waterfront quads (when facing the lanai) must start at the door/Association walkway and go right (10 feet out from lanai and 13 feet across) or go left (10 feet out and 10 feet across (must stay at least 3 feet from neighboring unit wall)).

TIDEWOOD AVENUE	UNIT NUMBER	
5914	4 - BLD 16	
5930	8 - BLD 16	
5946	12 - BLD 16	

For the two end quads, facing the lanai, these middle units can each start against the lanai 6 feet to the left from their doors and/or the Association walkway.

TIDEWOOD AVENUE	UNIT NUMBER	
5906	2 - BLD 16	
5938	10 - BLD 16	

For the two end quads, facing the lanai, these middle units can each start against the lanai 6 feet to the right from their doors and/or the Association walkway.

TIDEWOOD AVENUE	UNIT NUMBER	
5910	3 - BLD 16	
5942	11 - BLD 16	

The left middle unit of the middle quad on the Waterfront can start at the door and/or Association walkway and go left 13 feet.

TIDEWOOD AVENUE	UNIT NUMBER	
5922	6 - BLD 16	

The right middle unit of the middle quad on the Waterfront can straddle or go right from their door for 13 feet.

TIDEWOOD AVENUE	UNIT NUMBER	
5926	7 - BLD 16	

