

Guidelines to Increase the Height of Weatherstone Patio Walls

Patio Wall Addition Construction Requirements

1. Construction must conform to good construction standards and closely match the appearance of the existing patio wall. The Association can provide a list of contractors who have previously done patio brick work in the community. It is strongly recommended that owners use licensed contractors to increase the height of the patio wall.
2. The brick used for construction must be similar size (height, width, length) and composition (appearance) as the existing brick or simulated block wall. Slumpstone brick must be used (slumpstone brick has a rough finish versus regular brick which has a smooth finish). If your wall is constructed of cast cement, the brick used to increase the wall height should be 16" (length) x 6" (width) x 4" (height).
3. If the wall is raised, it must be raised to the height of the existing patio wall separating your patio and your neighbor's adjacent patio. The height of the patio wall separating two patios may not be increased.
4. Rebar must be used in extending the height of the patio wall. To maintain the structural integrity of the wall, the rebar must be drilled at least one foot into existing structure. Rebar must be installed on both sides of the gate opening and every 40 inches along the wall. #4 rebar must also be run on the top layer of the wall **OR** the horizontal joints may be reinforced with W.7 (MW11) wire for the full height of the wall. The hollow center of the bricks within two feet on each side of the gate must be filled with mortar. Hollow bricks on the corners and every three feet along the wall must also be filled with mortar.
5. The grout lines between the brick must look neat and professional.
6. The hollow portion of the top layer of bricks must be filled with mortar to avoid water damage to the wall. As an alternative to filling the top layer of bricks with mortar, a cap brick may be used to seal the top layer of bricks – but the total height of the wall with a cap brick may not exceed the height of the patio wall between the patio and the adjacent patio.
7. Owners are responsible for any damages to patio, adjacent patio wall and/or common area landscaping during and after construction.
8. The wall must be painted a color that matches the existing patio wall. Our paint colors and vendor are available from the Property Manager.
9. A patio gate, similar in style to the original gate, must be installed to match the height of the wall and be painted to match the color of the patio wall.
- 10. The structural integrity of the existing wall should be assessed prior to increasing the height of the wall. If the existing wall needs to be replaced in the future, the Association will rebuild the existing wall to the original height and the owner is responsible for the cost of maintaining or rebuilding any wall additions added by the owner.**
11. If any of the Common Elements or Limited Common Elements (e.g., existing patio wall, landscaping or neighbor's patio area) is damaged during the wall construction project, the owner is responsible for the cost to repair the damage.
12. It may be necessary to store bricks in the Common Elements while the construction is in progress. Construction materials may not be left in the Common Elements for more than two weeks. The materials may only be left in the Common Elements in a manner that does not infringe on the ability of other residents to use and enjoy their property.
13. Construction and painting of the patio wall must be completed within 30 days of the date when the project is started. The 30-day project period begins when the wall has been altered in any way or as soon as construction materials or equipment arrive on the site.

14. The owner must sign and return this agreement accepting the responsibility for complying with these guidelines before beginning patio wall construction.

Maintenance and Repair of Wall Addition

1. Wheatherstone is responsible for the maintenance of the existing patio wall (unless the existing patio wall damage is caused by the irrigation system or trees in the owner's patio). **Owners are responsible for the maintenance and repair of the wall addition.** The exterior patio walls are periodically painted and repaired by the Association. When the exterior walls are painted or repaired, any incremental costs incurred for the wall addition will be assessed to the owner's Association account. Owners will be advised before any maintenance is performed which would result in an owner assessment.
2. **If it is necessary to replace or remove a portion of the existing patio wall in the future, the construction costs would be prorated between the owner and the Association based on the pro-rata square feet of the existing wall and wall addition replacement.**
3. If the unit is sold, the owner is responsible for advising the new owner of their responsibility for maintaining the patio wall addition.

Consequences of Not Complying with Construction Guidelines

If the wall is not constructed in compliance with these guidelines, the Association will require that the compliance problem is cured. If in doubt about any guidelines listed above, please ask questions before construction begins or ask for Board assistance to avoid the potential of unnecessary expense.

Owner Acceptance of Patio Wall Construction Guidelines

I understand that the Wheatherstone Board approval for my architectural request to raise my patio wall is conditional upon my agreement to comply with the construction guidelines outlined above. I further understand that the current and future owners of the unit address listed below are responsible for the maintenance of the wall addition, as described in the guidelines above.

Owner Signature: _____
Unit Address: _____
Date: _____