

PATIOS – PERGOLAS / LATTICE / COVERS

Approval Required

1. A patio cover may be free standing or attached to the house. It should consist of supportive framing with horizontal lattice type strips and/or beams approximately 1 ½ inches by 6 inches (1 ½" x 6") on the top. Overhead beams may be either vertical or slanted. Patio may be left open or covered by flat or corrugated fiberglass or similar panels **or a roof**.
If a roof, see PATIOS-PATIO ROOF
Panels may be translucent or opaque and must be securely anchored to the beams.
The design must allow for normal snow and wind load conditions for this area and be pitched so as to allow drainage away from the house.
2. Vertical lattice panels of white or wood color plastic/composite strips or natural wood strips may be attached to each corner post. Panels may not exceed two feet (2') in width. If a center post is required for support, a lattice panel not more than 24 inches in width may be centered on the post. A wood or plastic/composite valance, not to exceed six inches (6") vertically may be added to the overhead beams.
3. Posts, vertical and horizontal lattice panels, overhead beams, supportive framing and valances must match in color – white or natural wood color
4. Patio lattice covers may not exceed the height of the lowest proximate edge of the roof of the building or home where the cover is to be erected.
5. Materials for any supporting framework must be made of redwood, cedar, or moisture and termite-resistant lumber or an appropriate weight supporting material not subject to decay, and must match in color – white or natural wood color.
6. Appropriate colorless preservatives or white/wood color paint/stain may be used.
7. Plans, including sketches and specifications defining the installation and/or change, must be submitted with the application **prior** to beginning any work.
8. All building and installation must be by a licensed contractor.
9. **Any damages, collateral or otherwise, to any portion of the building or property as a result of the installation and/or change shall be the sole responsibility of the resident and not the HOA. This also applies to any maintenance necessitated by this modification.**