

Two types of Patio enclosures are approved by the Board of Directors by Modification request only: Original amendment 1996, updated 2026.

Sunporch/sunroom an Enclosed space or Fencing an Open enclosure.

1. Sunporch or Sunroom:

All Modifications must be Estimated based on the following restrictions.

- Blue prints shall be submitted by the license builder to the Board of Directors for review, no permit to the City of Milan shall be submitted without Board approval.
- MISS DIG must be used before any construction is performed.
- The Sunporch/Sunroom is for the purpose of living space not storage space and shall be constructed as a 3 or 4 season enclosure.
- All expenses interior and exterior associated with the Building permit, insurance of the sunporch unit, the building & maintenance of the Sunporch enclosure are the responsibility of the co-owner. This includes using the Associations Roofing contractor to perform the "Tie in" of the sunporch to the units roof in order to maintain the warranty of the Association.
- Concrete footings must be provided for the structure to set on and approved by the City of Milan Building Dept.
- White single story consisting of solid or windowed sides, with windowed front.
- Window height to be at a height of 60 inches to match other units.
- Overall size of the enclosure is to be: 10' in depth, 10' to 16' in length.
- Shall not encroach or enclose any under or above ground utilities. Any underground irrigation that requires relocation shall be the co-owners responsibility to pay the associations contractor to move.
- Any common area that the building contractor or its subcontractors damage is the responsibility of the building contractor to repair to the satisfaction of the Yorkshire Square Condominium Association. The co-owner will be held responsible for any damages to building or grounds that the builder or subcontractor make.
- Occupancy of the enclosure will be upon approval of the City of Milan Building Department for any and all permits required for building, electrical, heating & cooling work.

2. Open patio space enclosures: Fencing:

All Modifications must be Estimated based on the following restrictions.

- Sketch submitted by the Fencing Company or Co-Owner to the Board of Directors for review, no permit to the City of Milan shall be submitted without Board approval.
- All expenses of additional sections; not already apart of the patio space; the building & maintenance of the enclosure and the space within it are the responsibility of the co-owner.
- Shall not encroach or enclose any under or above ground utilities. Any underground irrigation that requires relocation shall be the co-owners responsibility to pay the associations contractor to move.
- Must have an opening or gate for egress of the condo unit.

Types of Fencing acceptable are:

- **Vinyl wood grain/ natural wood** finish installed by a fencing contractor shall not be attached to building. A gate shall be of the same material as fencing. Any existing wood fencing shall also be replaced at the same time by the Association at the expense of the Association.
- Sketch of area to be submitted with modification request.
- MISS DIG must be used before any construction is performed.
- Overall size of the enclosure is to be: 10' in depth, 10' to 16' in length; pending utility access; not to exceed 6' in height.

- Any common area that the building contractor damages is the responsibility of the building contractor to repair to the satisfaction of the Yorkshire Square Condominium Association. The co-owner will be held responsible for any damages to building or grounds that the builder makes.
- **Black metal welded wire fence panels**, installed above ground without being attached to existing wood fencing or the unit (building). Sketch of area to be submitted with modification request.
- MISS DIG must be used before any stakes are installed over 6" in depth.
- Overall size of the enclosure is to be: 10' in depth, 10' to 16' in length not to exceed 5' in height.
- The co-owner will be held responsible for any damages to building or grounds that they make.