

**AMENDMENT TO
ROCKLEDGE HOMEOWNERS ASSOCIATION
EXTERIOR MAINTENANCE POLICY, ITEM N
UPDATED JULY 28, 2021, #1 & 9
ADOPTED FEBRUARY 19, 2020**

Patio Enclosure Requirements:

1. In order to enclose a patio, homeowners must follow Rule 1 of the Rockledge Rules & Regulations, and the External Maintenance Policy beginning statement and letter N in the Policy. **For any new constructions on an open patio the adopted, amended PAUCC (PA Uniform Construction Codes) must be followed.**
2. Must submit a home modification form per Item 1 showing name, address, and phone number of contractors.
3. With request, drawings must be submitted showing location of windows and door, showing type, dimensions, and material to be used.
4. All construction must be done in accordance with applicable building codes.
5. If electrical work is included, drawings must show location of outlets, fan, lights, and splice boxes. If electric heater is to be installed, heater must be on a separate breaker in the main electrical panel.
6. The Board is to be notified when construction begins and construction shall be inspected during process.
7. In order for authorization to be valid, it must be in writing.
8. Construction permits must be displayed on exterior of building, if required.
9. Footers are required on new construction, not on remodeling or upgrading of existing enclosures **and must be within the existing slab size.**
10. Building permit is required if this is a new patio enclosure and it is the responsibility of the owner or contractor to obtain the permit from the respective township.

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Patio Specifications

1. Rafters: 2 x 6 @ 16" o.c. at a 2/12 pitch (2" rise to 1' run).
2. Sheathing: ½ exterior plywood.
3. Roofing: Rubber roofing is preferred; rolled roofing is acceptable. Black is required. The roof must be installed by a professional roofer. Roof shingles on a low-pitch roof are not acceptable.

Metal roofing is prohibited.

4. Screen Patio Enclosures: Treated 2 x 4 studs spaced 24 inches on center with a horizontal support 36 inches above the floor are required. Black aluminum or fiberglass screen may be fastened to the exterior, painted white, stud framing. All staples and fasteners will be covered with a painted 1 ½ inch lattice.
5. Cornice and roof trim: Facia, soffit and roof trim will be white aluminum.
6. Spouting and gutter: White aluminum gutter and downspouts will be used.
7. Sky Lights: Although not recommended for low pitched roofs, a maximum of two skylights are allowed.
8. Door for screen only enclosure: Door must be white with screen only and have a 12-14 inch bottom panel.
9. Door for glass enclosure: Use a glass-screen door with a 12-14 inch bottom panel.
10. Door location: On Lexington and Andover units, doors on the gable end must be centered. Door on front side may be centered or placed opposite the existing patio door of the unit. This would include the Hampton and Nantucket end units in North Londonderry section. On other units the door may be centered or opposite the existing patio door.

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Patio Specifications cont'd.

11. Types of glass – Screen Enclosures: Two types of windows are approved: Two tract with one over one in a double hung style or sliding horizontal windows. Both must hang at 12-14 inch panel below.

12. Existing Patio Dividers: Where a 6'-0" high patio divider exists, it must be removed to permit construction of enclosure. The contractor must finish the exterior enclosure wall with vinyl siding to match the existing siding of the adjacent unit, of possible. If not possible it must be white.

Date: _____

**Updated April 2000 - Adopted October 18, 2000
Updated February 2020 – Adopted February 19, 2020
Updated July 28, 2021 – Adopted July 17, 2021**