

YORK CONDOMINIUM ASSOCIATION
11255 E. FORT ROAD
SUTTONS BAY, MI 49682

PATIO ENLARGEMENT POLICY
NOVEMBER 2010

PURPOSE: The following requirements and/or guidelines have been developed to assure structural modifications and/or installations to York Condominium units are consistent with the best interest of all Co-Owners and in a manner that adheres to all building codes.

GENERAL REQUIREMENTS:

1. Written permission from the York Condominium Board of Directors must be obtained prior to any structural modification or installation.
2. All work must be completed by a licensed contractor, in accordance with state, local, and federal building codes.
3. Proper proof of insurance and Workers Compensation coverage must be provided to the Association prior to beginning the project.

PATIO ENLARGEMENT REQUIREMENTS:

At their own expense, Co-Owners may enlarge their lower patios with the following requirements:

1. A plan must be submitted to the Board of Directors prior to any enlargement.
2. Building material is limited to poured concrete of a color which matches the existing patio.
3. Due to privacy considerations with adjoining units, no patio may extend more than 2ft. out (perpendicular to the line of units) from the existing slab.
4. Patios for Buildings A through I may be extended along the fronts of the units up to the second privacy wall in front of the lower picture window. Buildings J and K may extend the patio up to the mechanical room stoop or to the edge of the building, whichever direction is applicable. A drawing is available from the Board showing extension plans that conform to the outlined requirements.
5. Expenses for materials and labor for installation will be born by the Co-Owner and should the extension become unsafe or an eyesore, the Board of Directors may instruct the co-owner to remove the extension, also at the Co-Owner's expense.

Board of Directors
York Condominium Association