

Mission Hills Condominium Association

Patio Extensions

Patios may be constructed at the front and rear of the unit, at the owner's expense and in accordance with the following specifications. AFTER submitting the form and receiving MHCA Board and Maintenance Supervisor approvals. A final approval inspection will be performed by the maintenance supervisor. ***The Board and Maintenance have the right to remove any patios that do not follow the approved guidelines at the expense of the unit owner, and unit owner will not be entitled to reimbursement for any materials.***

Patio construction REQUIRES a 12-inch drain between the condo and the patio stone. Accepted drainage materials are stone, mulch, and grids sold at home stores. Mulch may not exceed a height of 3 inches below the line of the building, to prevent termites.

1. The patio may only be built with the pre-cast approved color patio stones, as reviewed and approved by the Board. Each stone or brick paver is not to exceed 16x16 inches, Ready mixed concrete, poured concrete slab, metal, or any wood materials are not permitted. The maximum depth of the rear patio may not exceed ten (10) feet from the rear door.
2. The maximum width may not exceed the width of the unit, and patio stones must be no higher than ground level at all edges. Patios must be sloped away from the buildings. **Water damage to the unit resulting from improper installation will be the owner's responsibility.** The owner is responsible for proper removal of all construction ***debris and is not permitted to use the onsite dumpster for such. Arrangements can be made for a fee with written permission from the office with Board approval.***
3. Caution is to be exercised regarding sprinkler heads, waste line cleanouts, and all types of utility pipes/cables. **Do NOT cut or bury cleanouts! They must be accessible.** Repairing any damage to the nine (9) underground utility laterals will be the owner's responsibility. See attached diagram.
4. The unit owner is responsible for all construction costs, patio maintenance and cleaning, and for any needed replacement stones or pavers. If the owner removes the patio, it will be their responsibility to restore the common area (Zone 2) back to its original design grass area. Grass area maintenance then returns to the MHCA.
5. Patios are to be kept in a neat and presentable condition throughout the entire year. All furniture and other items must be removed from the patio when the unit will be unoccupied for a period of longer than two (2) weeks.
6. Patios may not be enclosed, and no awning or other coverings of any kind are permitted. ***This includes but is not limited to pergolas, oversized umbrellas, etc.***

7. Front patios may not extend beyond the sidewalk AND MUST BE AT LEAST ONE FOOT FROM THE FRONT OF THE BUILDING TO ALLOW FOR DRAINAGE. ***THE PATIO MAY NOT MEET THE BUILDING ON ANY SIDE.***
8. Notwithstanding the language contained in Articles XV and XVI of the Mission Hills Declaration of Condominium, the owner agrees that said patio is being installed on common or limited common elements. Furthermore, the owner agrees that if for any reason, including violations of any provisions above, the MHCA shall have the right to maintain, repair, remove, or replace the patio at the owner's expense.
9. ***No more than twelve (12) potted plants are allowed at any time on either the front or the rear patios.***
10. ***No inground planting of any kind is allowed, and will be removed at the owner's expense. The Association is not responsible for damage to the plantings being removed.***
11. ***No fruit trees of any kind are allowed.***
12. ***No bird feeders or bird baths of any kind or size are allowed.***
13. ***Privacy fencing between units can not exceed four (4) feet in height. No fencing of the entire unit is permitted.***

Any owners that do not follow these requirements will have the noncompliant items removed. There is no "grandfathering" granted of existing landscaping.

Any planting and removal is at the discretion of the Mission Hills Maintenance Department and the Board of Directors.