

DOVER PATIO SPECIFICATION HANDOUT

Adopted 2017

The area outside of the first-floor units is considered a "Common Element." That means that it is an area attached or associated with an individual unit for use by that unit but is located outside of the unit. Because it is outside of the unit the Board is responsible for the establishment of rules concerning the use and appearance of these areas for the benefit of the community as a whole. However, the maintenance and costs associated with the patio area is the responsibility of the unit owner.

Both the addition and removal of bushes behind a unit and the installation of a patio require a unit Alteration Form and Board approval.

1. The width of a patio cannot exceed the width of unit. The outward extension cannot exceed 7 feet from the building. This includes any stabilizing border.
2. The patio must be constructed paver blocks, neutral in color.
3. The patio must be constructed around any above ground utilities and blocks must be removable in the event that access is needed for below ground utilities.
4. Sprinkler heads can be moved to the outside of the patio. Any changes to sprinkler heads must be done by the Town Shores maintenance staff at the owner's expense.
5. Patios must be properly graded, sloping away from the building, so that surface water flows away from the foundation.
6. All furniture and planters must be of sufficient weight to prevent them from being blown from the patio. Owners are required to bring these items into the unit during storms or if they will be gone for an extended period. Owners assume full responsibility for all damage or injury caused by any article blown from the patio.
7. Smoking is prohibited on patios.
8. No laundry is to be hung on the patio. Awnings and sun umbrellas are prohibited.
9. Patios are not to be used for storage. Bicycles and Kayaks may not be left on patios.
10. No resident is allowed to have or use a grill on their patio. Instead, please use the Dover grill, located in our parking lot, or one of the Town Shores grills.
11. Other prohibited items are bird feeders and wind chimes.
12. Owners must keep their patios clean, neat and free of weeds.

Dover Board Approval Date _____ Board Signature _____

Unit # _____ Owner signature: _____