

## VV1 Additions Modifications

### Patio Covers

Patio covers: Any resident desiring to build a patio cover should inquire into the approved styles before submitting a request for approval to the Architectural Committee.

#### SPECIFICATIONS FOR INSTALLATION OF A PATIO COVER AT VICTORIAN VILLAGE TOWNHOUSES

Any application for a patio cover at Victorian Village Townhouses (hereafter "VV1") must include either a picture or a contractor's sketch clearly and accurately describing the completed installation of the patio cover by the vendor. Included should be a complete list of all material to be utilized. The application must specify all wood, aluminum and/or metal type and sizes. *Please include actual color or stain sample. Color charts do not accurately illustrate the actual final color shade.* Color may be any pastel color that blends well with the painted colors of your townhouse or any shade of brown that blends well with the brown color of the carport structure and/or with the approved brown stain of the fences and storage sheds. Pictures of covers installed by previous owners or approved by previous Boards is not be an acceptable sketch of the patio or example of material to be used.

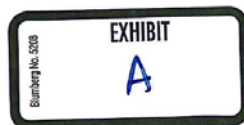
If the cover is to be installed on a patio that has a second story overhang (see Detail Drawing #1), the patio roof must extend 3" maximum under the overhang with a 3" clearance between structures. This will allow for future repairs to either structure as well as allow for exit from any interior fans. The patio roof must be flat roof design only with sufficient pitch to allow 2/3 degree minimum for water runoff. The patio cover roof must extend 4" maximum over the carport roof with a 1" clearance between structures.

Any cover installed on a patio that has no second floor overhang (see Detail Drawing #2) may have the patio cover roof at a height not to exceed 8'-6" (102" total) on the townhouse side of the cover with a minimum of 1.5" clearance between the patio cover roof and the outer wall of the unit. A continuous rubber seal (or similar material) may be installed to cover the gap to prevent rain from running down the unit wall. Everything else same as above.

The width of the patio cover roof and structure is limited to a minimum of 6" from the patio cover roof to the fence that divides the patio from the neighbor's patio on one side, and is limited to a minimum of 42" from the patio cover roof to the fence that divides the patio from the neighbor on the other side. The side of the patio that has the minimum of 42" clearance will be the side that the A/C unit is located (see Detail Drawing #3).

The patio cover may not be connected to, or supported in any way by either the unit structure or the carport roof and/or structure. The patio cover must be *free standing*.

Material utilized and installation method must be strong enough to support workers to stand on the patio cover roof to make any necessary repairs to the back of the townhouse.



Any approval for installation of a patio cover will be provisional pending a final inspection by members of the Victorian Village Townhouse Corporation Board of Directors to verify compliance in all ways with the submitted picture, sketch, drawings, colors and list of materials. Upon completing verification of compliance, final approval will be issued. The Board of Directors reserves the right to force removal or tear down of any patio cover which does not comply with the submitted picture, sketch, drawings, colors and list of materials.

After final approval, the cover will be the sole responsibility of the owner as to any future maintenance or repairs.

**Note:** Tent like structures or framed structures with fabric roofs are not acceptable patio covers. Any existing patio covers of this type will be grandfathered provided that proof is presented showing that a prior Board approved the structure. Retractable umbrellas can be utilized on patios as long as their height does not exceed the height of the carport roofs.

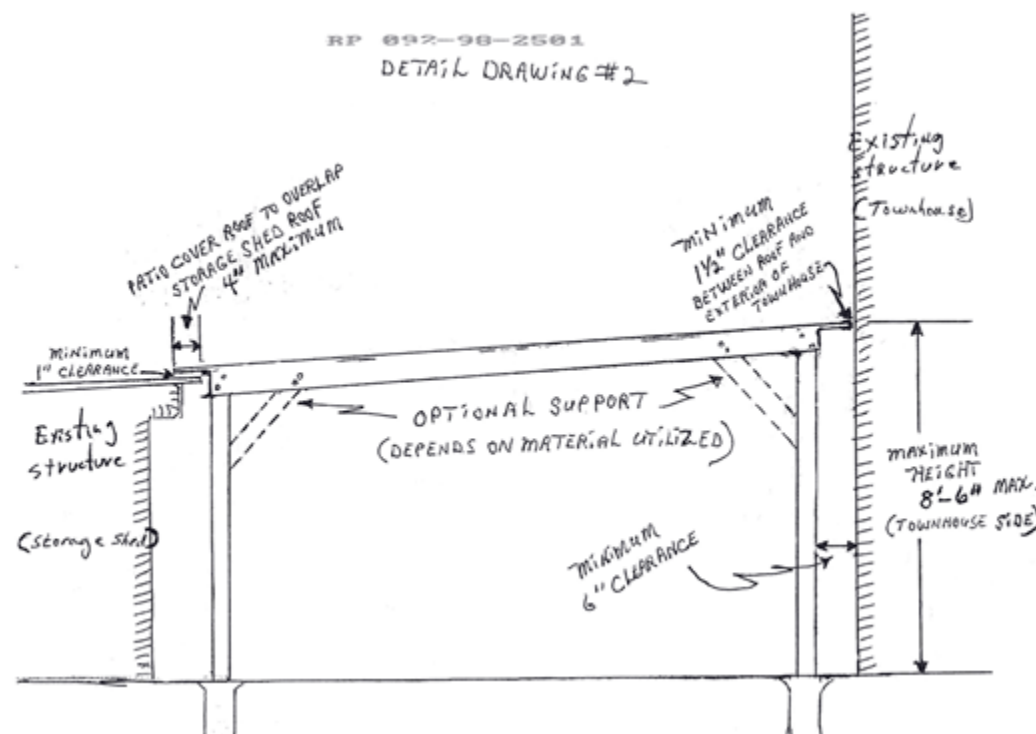
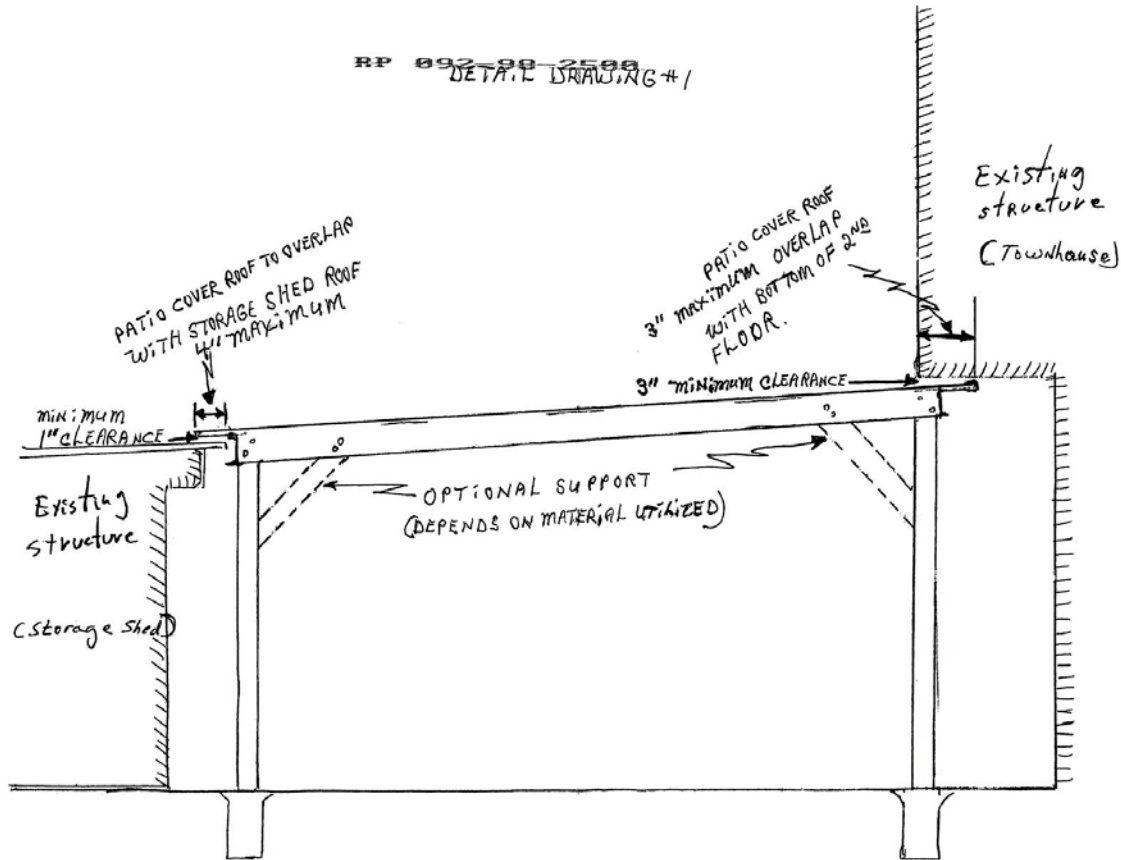
**Note:** Satellite dishes, antennas, etc. are not allowed to be mounted to the patio cover. The best solution for a satellite dish is to mount it on a stand on the patio side that has the 42" clearance from the patio cover roof to the fence.

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#### Additional Information

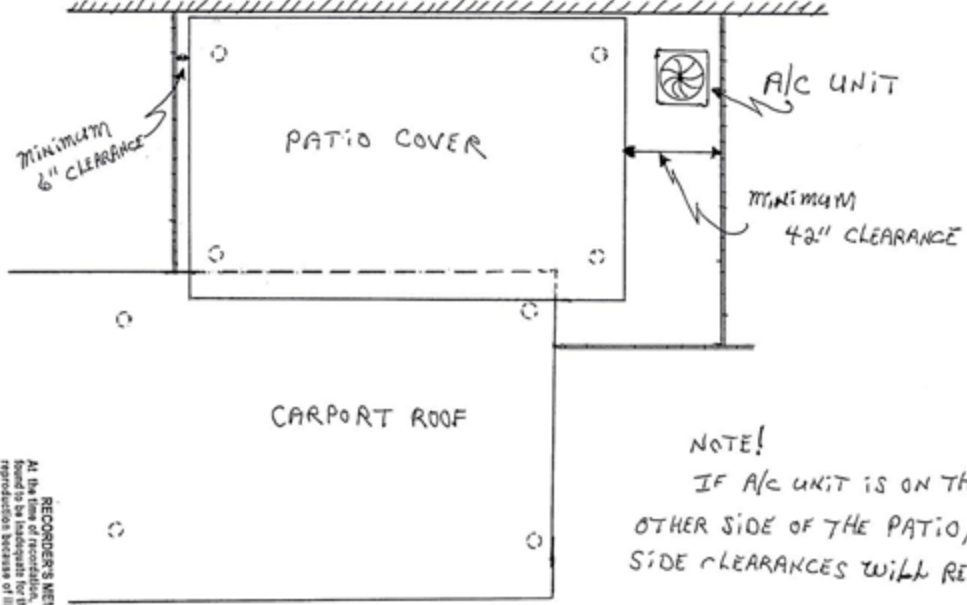
Any post cover installation such as additional lighting may be allowed if the type of lights and wiring is rated for exterior use. **Sodium lighting would NOT be recommended as this type has a heavy current draw** given the present number of items using the same 20-amp

circuit (i.e. carport light, Storage shed light, patio light, electrical outlet on the patio, kitchen light, etc.). Any wiring run must be installed properly; the patio wall may not be used as a path to the electrical outlet. A support beam would be acceptable as a wiring path.



RP 092-98-2502  
UTILITY DRAWING #3

EXISTING STRUCTURE (TOWNHOUSE)



RECORDER'S MEMORANDUM:  
At the time of recording, this instrument was found to be inadequate for the said purpose and the recorder has advised the parties of the same. The parties have agreed to amend the instrument to include the following provisions: Revised page, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.