

VV1 Patio

Patios Trees

Many patios have trees. These trees were not part of the original landscaping. Each resident is responsible for keeping the foliage in your patio trimmed. No vines are permitted on the fences, the carport or the building. Trees and bushes must be trimmed at least 18 inches off the roof, the building and the carport. It is the homeowner's responsibility to insure the trees are trimmed back so as not to touch the building or roof. The home owner will need to either trim the tree or hire someone to do this. The VV1 periodically surveys the property. If trimming concerns are not resolved after receiving a written notice to comply, VV1 reserves the right to trim the tree and bill the homeowner along with any non-compliance fines that may be assessed. If you have fruit bearing trees on your patio, branches should not extend beyond the fence line. The resident is responsible for removing any dropped fruit from patio trees from the common areas.

Gates, Fences, Storage shed and storage shed doors

Responsibility for maintenance of these items belongs to the Association. Do not paint fences or sheds. Problems with fences, carport covers and storage sheds should be reported promptly to our management company. Settling of patio slabs that impede storage shed door access are the responsibility of the homeowner. Security locks on gates are not part of the original construction and responsibility for such locks is on the homeowner. Be advised, locking your patio may prevent utility companies from reading your gas meter. Since VV1 does survey exterior property conditions and will, on occasion, require access to your patio, you may be asked to provide access on certain days. Failure to comply may require VV1 to damage or remove the lock for said access. Charges to repair or replace the lock are upon the homeowner. The carport cover which also covers the storage sheds may not be used for storage under any circumstances.

Patio Umbrellas & Covers

Patio umbrellas are permitted provided they are not taller than the carport roof. Any other type of patio "cover" must comply with VV1 patio cover specifications. Specifications for patio permanent patio covers can be found under "Documents". A proper architectural request should be made to seek approval to erect or modify any permanent patio cover.

Patio Doors and Windows

Glass windows and doors are not the responsibility of VV1 to replace. Screens: If upon moving into your unit you notice missing window screens (on any windows of your property) please notify our management company promptly. Subsequent damage or replacement will be handled by VV1, but depending on the cause, may be billed back to the homeowner. Remodeling the windows or doors or security bars of your townhouse will require approval by the Architectural Committee. Certain criteria and design choices must be met.

Patio Lighting (front and back) / Carport Lighting

The lighting fixtures attached to your building front door and back, and also to your exterior shed and carport area, are the responsibility of VV1. We chose specific fixtures that keep with look and feel desired for Victorian Village appearance. This is also true of the exterior mailboxes. The homeowner is responsible for supplying and maintaining the lightbulbs. You may use the fixture(s) for (UL Approved) holiday lighting. However, any damage to the fixtures that will need to be repaired by VV1 may be billed back to the homeowner. We also encourage keeping your front and rear lights on overnight to deter crime and create a safer environment. Lower cost LED lights and automatic timers can be installed to maintain low costs and always give your property a "lived in" look and an extra measure of safety.

Additional Lighting

Additional lighting for safety and security is not only permitted, it is encouraged. Additional motion detector lighting may be added to front, back or parking areas, provided the field of light is not disruptive to neighboring properties. Any other patio or exterior lighting should be UL approved and be certified for exterior use.

Plumbing

The water main, meter and plumbing by your front door as well as the water spigot on your patio, are on the exterior of your property and therefor are the responsibility of VV1. However, in times of imminent below freezing weather, we ask each home-owner to help

avoid costly plumbing outages or repairs to your individual home, by wrapping the pipes with newspaper or better yet foam insulation. This is not a cost VV1 can incur, nor do we have the man-power to "weather-proof" 197 units upon the announcement of freezing weather. Your cooperation here benefits you. It would be smart to do this any time you plan to be away from your home for any length of time in the Fall and Winter months.

Patio Sanitation and Health

Dog or cat droppings may not be allowed to accumulate on a patio or be washed out to the private driveways. Odors or unsanitary conditions will result in written notice and subsequent fines. Outside storage of pet foods should be in tightly sealed containers. Refrain from feeding wild life or stray animals near the buildings as this also attracts rodents. With the growing threat of insect borne viruses, every homeowner should be diligent about not permitting standing water to occur on patios. This can happen in tires, buckets or other containers and becomes a breeding ground for mosquitos. Leaves and debris accumulations can hide rats and mice close to the buildings and fences. Stacks of wood can harbor termites. Control of ants, termites, roaches and other pests falls upon the resident to manage. Commercial service companies, or home residential chemicals may be used for these situations on your own lot boundaries at homeowner expense. VV1 will arrange to regularly dispense rodent bait in specially placed traps outside the fence line. Please do not disturb or move these bait traps. Please promptly report any appearances of bird, bat or animal access to attic spaces.

Grilling, Outdoor Cooking and Fire Safety.

City ordinance and community rules specify NO open-flame grilling within 10 feet of ANY structure. Please do your grilling ONLY behind your unit out on the pavement, at least 10 feet away from your storage shed. Keep your garden hose on and handy. Absolutely do NOT grill in your patio or on your balcony where there is a great risk of fire. **Smokers** please note: Do NOT flick cigarette butts anywhere they may start a fire. Drop them on the pavement if you must and snuff them completely out but keep them away from dry grass, leaves old pine needles or anything else that might burn.

Noise, Disturbance and Nuisance

1. Residents and visitors must exhibit due regard for the comfort and enjoyment of all other residents of the VV1 community.
2. Residents will avoid making (or permitting to be made) loud, disturbing, or objectionable noises.
3. Using or playing (or permitting to be used or played) musical instruments, radios, I-pods or similar electronic devices, televisions, computers, amplifiers, and any other noise making instruments or devices in such a manner that disturbs other residents is prohibited.
4. Barking dogs, noxious odors, or other disturbances coming from units or patios will be considered a nuisance.
5. The Board of Directors (and management company representative, if so delegated by the Board) has sole discretion in determining what an acceptable noise level is, or what is to be considered a nuisance. The Board decision is final.