

MPHA

### **Policy Statement Lattice work, Patios, and Areas Under Decks**

The Architecture Committee has surveyed homeowners and deliberated on issues related to the exteriors of units. This has led to the development of the following policies.

#### LATTICE WORK

The following applies to all units with full or partial lattice work under the decks:

- The Association-approved lattice work style and color will be maintained. The lattice work will not be added to, deleted from, or modified in any way without the prior written approval of the Architecture Committee
- Nothing is to be attached to, or cover, the *exterior* of lattice work. This includes vegetation, decorative items, etc. If it is desired to apply a covering to the *interior* of lattice work, prior approval of the Architecture Committee is required and the covering be properly maintained.
- Lattice doors will be kept closed, except for short periods when being used.

#### PATIOS

The following applies to units having patios visible from the exterior.

- Patios will be kept in an orderly and clean state.
- If sealant is used to cover the patio, it will be clear or neutral in color, or it will be a shade that most closely matches the building's exterior color.
- If carpet, vinyl, wood or tile is used to cover the patio, it will be a shade/color that most closely matches the building's exterior color.
- Any patio covering that becomes damaged, torn, frayed, broken, etc. will be replaced or repaired by the homeowner.
- Those homeowners with patios that have colors that do not blend well with the building will be grandfathered. When replaced, the new covering should conform to the above specifications.

## AREAS UNDER DECKS

The following applies to the *entire area under the decks* of all buildings.

- No type of fuel will be stored in this area with the exception of propane used for fireplaces or gas grills. Propane tanks must conform to all safety codes. Propane tanks that are visible must be screened or otherwise blended into the building.
- No shower apparatus or facilities will be installed under or outside the decks, unless approved in advance.

The following applies to the *entire area under decks* of buildings that have no lattice work.

- Items cannot be stored under the decks without permission from the Architecture Committee.

The following applies to the *entire area under decks* of buildings that have partial lattice work.

- Reasonable items may be stored under decks as long as they do not extend beyond the lattice.
- No storage boxes or related apparatus may be built or installed in the area outside the limits of the lattice work without advance approval of the Architecture Committee.

The following applies to the *patio area* under the decks of buildings that have partial lattice work or no lattice work.

- During the off-season, normal patio items (such as patio furniture, etc) may be stored in an orderly fashion on patios.

*MP Board approval date:* February 18, 2003