

Stony Ridge Condominium Association Policy Statement

Policy Number: SR21

Policy Title: Brick Pavers/Stamped Concrete on Walk-out units and/or
Brick Pavers on each side of the Driveways

Policy Adopted: May 2020

Policy Revised: November 2020

Policy Statement: This policy covers two different areas - both areas are utilizing pavers and/or stamped concrete. This policy allows for co-owners to:

- [1] install brick pavers or stamped concrete on their walk-out level of their condo
- [2] install brick pavers on each side of the driveways.

The Walk-out Level - Under the Deck:

The builder originally installed natural grass under the decks, outside the walk-out sliding doors. It is up to co-owners to decide if they want to add brick pavers or stamped concrete to that area, or leave it as natural grass.

For pavers and stamped concrete: The foot print of this area has to either be the same size as your current deck or smaller; it cannot be larger or extend beyond the current deck's footprint. If you choose to use a pattern, it must be detailed out in a drawing and the color has to blend in with or complement the current bricks. The color will need to be specified. A detailed drawing, including the area going to the back steps, with measurements needing to be included with the modification form.

Sprinkler heads that interfere with any pavers/stamped concrete must be moved at the co-owner's expense.

The maintenance of this area, regardless of which area is updated, is strictly the co-owner's responsibility.

Driveway Pavers:

Pavers may be added on each side of the driveway to give the co-owners a little more room in getting in and out of their vehicles.

The width of these pavers must coincide with the width of the garage of the condominium. They need to run the full length of the driveway, from the condo down to the street. There is a slight flair at the street level, which is acceptable. At the top of the driveway [entrance to the front door walk way], the pavers can follow the natural curve of the walkway. The extent of this area shall be from the outer edge of the pavers to the outer corner of the concrete walk way. The color must match the color of the condos and be similar to other pavers in the community.

If co-owners choose to add pavers to each side of the driveway, the co-owners will need to complete a Modification Request, including a detailed drawing, and a sample of the paver colors.

Sprinkler heads that interfere with any pavers must be moved at the co-owner's expense.

This applies to under the deck pavers/stamped concrete and /or driveway pavers.

The current co-owners and all future co-owners understand that this modification [care and maintenance] stays with the condo from co-owners to co-owners and is the full responsibility of that co-owners.

IMPORTANT NOTE: Co-owners must always submit a completed Modification Request Form to our Management Company and receive approval by the Stony Ridge Board of Directors PRIOR to any work beginning on the project. Modification forms are available online at our website: www.stonyridgecondos.net, at the top of the menu on the left side of the home page or under printable documents or by calling the Management Company.