

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

POLICY NUMBER: MRC018A
POLICY TITLE: PAVERS FOR WALKOUT UNITS*
POLICY ADOPTED: 2/28/2003
POLICY REVIEWED: 6/18/2018; 11/1/2022
POLICY REVISED: 4/24/2006; 11/15, 2021
3/21/2022

POLICY STATEMENT:

1. Co-owners of walkout units may install a paver area extending from the rear lower-level door wall to the deck steps. **A detailed drawing must be submitted with the modification request.**
2. In order to ensure aesthetic quality, the paver area must be professionally installed. The installation must **not** begin until the co-owner has received Board approval.
3. The paver area **must** consist of 4"x 8" pavers installed in a herringbone style, with colors that complement the building's exterior. The following brick paver colors are approved:
 - Grey brick units **must** use Greyfield blend pavers (manufactured by La Farge) or Sandstone Blend (manufactured by Fendt)
 - Light red brick units **must** use Forest blend pavers (manufactured by Fendt)
 - Dark red brick units **must** use Rustic blend pavers (manufactured by Fendt).
4. **NOTE: ONLY THE BOARD MAY APPROVE AN EXCEPTION TO THE COLOR REQUIREMENTS.**
5. The paver area **must** conform to the shape and dimensions specified in the attached Illustration #1 for the Cape and Illustration #2 for the Ranch models.
6. Co-owners **must** provide their contractor with a copy of this policy and the illustration that pertains to their use.
7. Both units of a building must use the same color pavers.
8. Sprinkler heads that interfere with any pavers must be moved at the co-owner's expense.
9. The co-owner must maintain all pavers.
10. This is considered a General Common Element area, and any co-owner who wishes to leave patio furniture or decorative elements on these pavers when not in use must therefore sign a waiver which releases the Maple Ridge Creek Village Association of liability for personal injury. The Management Company will provide the waiver form. **The Board of Directors retains the right to inspect these items and require removal of any that they determine to be inappropriate. Furniture that contains permanently attached upholstery is not allowed. The waiver applies only to approved paver areas. Furniture cannot be stored on pavers or under decks during winter months.**

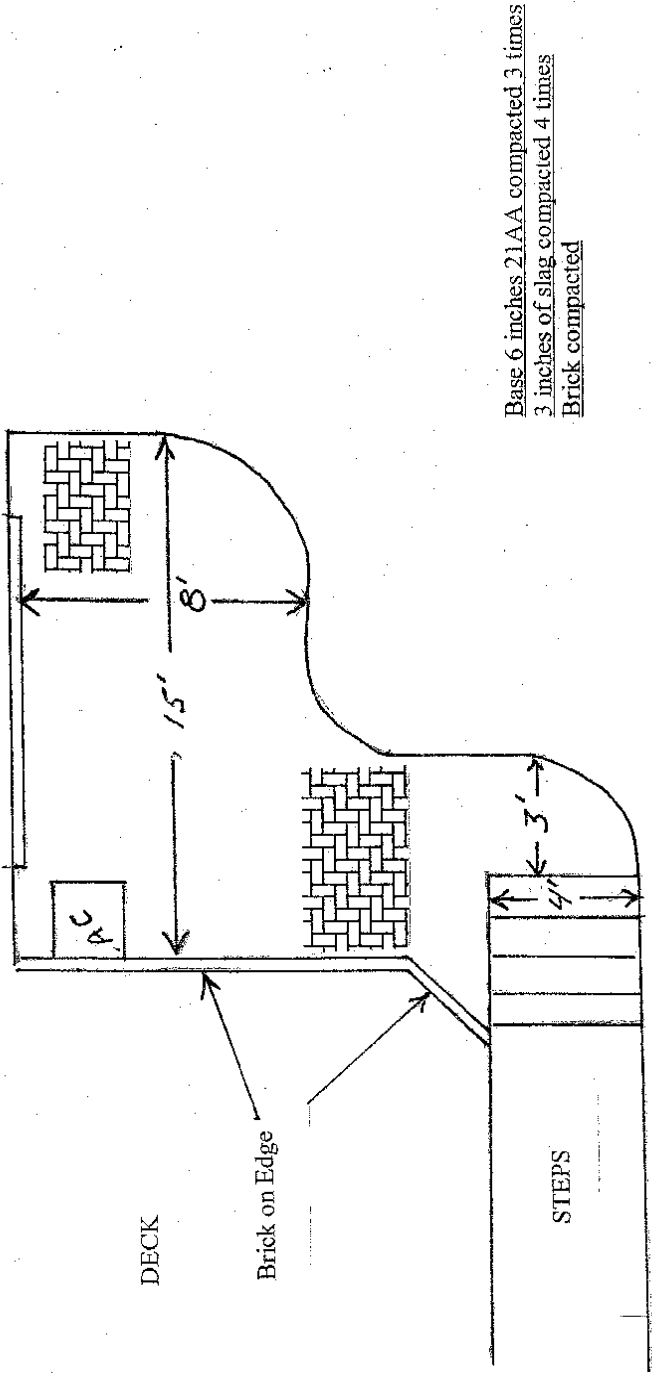
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11. The obligations under this policy shall run with the unit and shall be binding upon any successors or assigns of the unit. The co-owner shall pay the cost of recording a copy of the Modification and Alteration Agreement.

***NOTE: Co-owners must submit a MODIFICATION REQUEST FORM, A MODIFICATION AND ALTERATION AGREEMENT, and a DIAGRAM to the Management Company. APPROVAL must be obtained PRIOR to having this work started.**

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ILLUSTRATION #1 - MRC018A Paver Installation on *CAPE Walkout Units*



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ILLUSTRATION #2 - MRC 018A Paver Installation on *RANCH* Walkout Units

Base 6 inches 21AA compacted 3 times
3 inches slag compacted 4 times
Brick compacted

