

Mulberry Square Modification Request: Guidelines for Patio Installation

A Modification Request for Co-owner concrete tile/brick pavers patio installation will be considered, subject to the following general conditions. Remember, you assume full responsibility & liability for the patio so it is in your best interest to make sure it is installed properly and with prior Board approval.

- 1) NO WORK on project can begin without prior board approval of a COMPLETE Modification Request (i.e., return of approved Modification Request, with signature of other co-owners).
- 2) The size of the patio will be a maximum of **no more than 10 feet, 5 inches** from the edge of the building into the courtyard by a maximum of **13 feet, 5 inches from the edge of the top deck of your existing porch**. Other configurations must be fully described for consideration. (The edge of the total impacted area will be no closer than 3 feet from the center or 5 feet from edge of the building.) No trees or bushes in the general common elements are to be removed unless specifically identified in your Modification Request and authorized by the Board. Submit your Modification Request with proposed design/dimensions to the Board in a clear rendering, noting any existing landscaping in the General Common elements. Obtain signed Board approval prior to ANY CONSTRUCTION or preparation. A sample (or a color photograph) of the tile/pavers should be submitted with your Modification Request for Board consideration.
- 3) The installation will be done in accordance with the specifications provided by you or a licensed contractor, and will include:
 - a. 1.5-inch pitch per 10 feet decline (from the building edge of the proposed patio into the courtyard) to accommodate water drainage away from building. Water drainage & impact to basements will be a key concern of the Board in considering your request. Co-owner is responsible for any impact on common elements/building damage due to changes attributed to patio installation
 - b. All soil removed must be disposed of off site at time of construction and the surrounding General Common Elements will be restored to its natural state, i.e., grass. Any damage caused by co-owner/contractor to the common elements is the responsibility of the Co-Owner.
 - c. 8" 21AA Limestone base, compacted every 4 inches. Alternatively, the gravel base may be hand compacted with an iron tampering tool in 2 inch lifts.
 - d. 2" slag under tiles/brick pavers
 - e. Brick filled with polymeric sand tiles or other approved patio material, with fill between the bricks/tiles.
 - f. At least 6-millimeter thick visqueen must run tight to the building exterior brick wall from grade level to the bottom of the limestone gravel base, then out from the building a minimum of 36 inches, conforming to the minimum 1.5" per 10' slope away from building to prevent water intrusion.
 - g. Photographs of phases of installation, with measuring tape, etc. help to document compliance and are strongly suggested.
- 4) As part of the modification request, you must agree to assume responsibility and liability for the steps from your existing porch to your new patio and all future maintenance of the steps due because of installing the new patio and change to ground structure. Steps must be according to code and have necessary hand rail(s).
- 5) Any flower bed in conjunction with your patio will extend no further than existing parallel landscaping installed by the Association and will be planted in the ground (not in containers), ensuring proper drainage. Height of any flowers will extend no more than 2 feet, with no climbing or "stalk" plants (i.e., sunflowers, etc.). Any plantings on the edge must be within the maximum dimensions of Item #1. Any other flowers proposed landscaping occupying General Common Elements will require approved Modification Request applications.

- 6) The Co-Owner agrees to comply with, respect and implement the aesthetic determinations of the Association as communicated by the Board regarding landscaping, flowers and any other matters that may arise regarding the patio and courtyard area.
- 7) Inspection of patio will occur within 2 weeks of installation to ensure conformity with these guidelines and the approved Modification Request. Each project is unique, and additional conditions may be imposed based on the specific circumstances.

Submit completed Modification Request, with
any necessary attachments, to:

7.10.2016

Mulberry Square Condo Association
c/o AMI
47200 Van Dyke Avenue
Shelby Township, MI 48317

FAX to: (586) 739-6006

Email to: damez@amicondos.com