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; 9/24/2026
POLICY REVISED: 4/24/2006; 11/15/2021; 3/21/2022; 10/19/2026

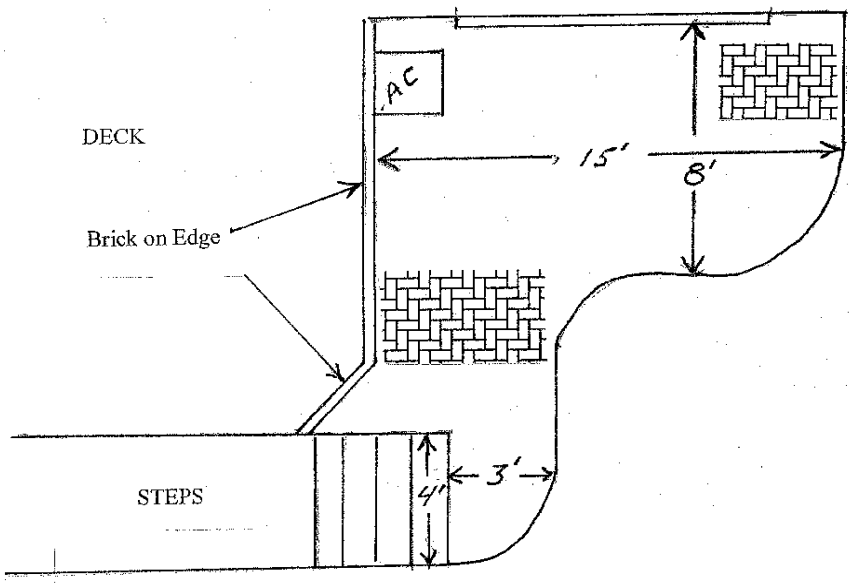
POLICY STATEMENT:

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. The paver area must be professionally installed and 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 or Sandstone blend.
    - Light red brick units must use Forest blend pavers.
    - Dark red brick units must use Rustic blend pavers.
    - NOTE: Only the board can make an exception to the color requirements.
4. 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.
5. Co-owners must provide their contractor with a copy of this policy and the illustration that pertains to their unit.
6. Both units of a building must use the same color pavers.
7. Sprinkler heads that interfere with any pavers must be moved at the co-owner's expense.
8. The co-owner must maintain all pavers.
9. The walkout paver area is considered a General Common Element area. Any co-owner who wishes to leave patio furniture, decorative elements, or grill on the paver area must sign a waiver releasing the Maple Ridge Creek Village Association of liability for personal injury. The Management Company will provide the waiver. The Board of Directors retains the right to inspect these items and require removal of any item determined to be inappropriate. Furniture with permanently attached upholstery is not allowed. The waiver applies only to approved paver areas. Furniture cannot be stored on paver areas or under decks during winter months.
10. The obligations under this policy shall run with the unit and shall be binding upon any successors or assigns of the unit.

***NOTE: Co-owners must submit a modification request form, a detailed drawing, a sample of the paver, and a neighbor's written consent 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*



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

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

Base 6 inches 2IAA compacted 3 times
3 inches slag compacted 4 times
Brick compacted

