

Quail Run Patio Guidelines for Inner Units

All homeowners are requested to notify the Board of their plans to maintain, repair or replace any and all patio fence construction.

Any and all changes to the design of the patio fence must be submitted for Board approval at least 30 days prior to the beginning of construction.

Fence and/or new construction cannot be attached directly to the exterior of the unit/condo.

Dimensions

- Elevated decks are allowed with the elevation being determined by the terrain.
- Reconstruction of patio that replicates its existing design is allowed as long as it does not affect the major topography of the property (preventing a change in rainwater runoff).
- Replacement/repair of the existing fence must not exceed the original footprint created by the builder

Flooring Materials

- Wood, Sod, Stone, Brick, Concrete, Composite Decking
- Any combination of the above

Exterior/Connecting Solid Wall Height

- Walls are mandatory. Exterior wall height must not exceed 6 feet.
- Must have means of exiting/entering. Gates may be locked; however, access must be allowed upon request by the Association/Management.
- Walls separating connecting individual units must be of solid construction and equal to or compatible with the tallest exterior fence wall. See Figure 2 for diagram. **I wonder if we should include a visual aid that explains this concept?*

Use of Wood Lattice

- Allowed only by Board approval

Impervious Roofing Materials

- The guttering as put on by the Developer and added to or altered by the Association must be left in place.
- Commercial grade (or heavier) clear corrugated fiberglass/PVC is acceptable and must meet appearance requirements.
- Corrugation should be installed perpendicular to outside load-bearing wall.
- Impervious cover must be sloped away from common structure. Normal erosion of terrain may occur; however, if erosion from impervious cover is determined to be

excessive, hazardous, or creates an excessive stagnant pool, the homeowner will be responsible for the cost of repairs to correct the erosion/flooding problem.

Appearance

- Naturally weather-resistant or treated lumber is mandatory.
- Natural/neutral stains in the brown color palette may be used.
- Matching adjoining unit's fence color is preferred.
- Top rails or fencing caps are mandatory on solid walls.
- Only new materials may be used unless considered by the Board.

Construction Materials

- Exterior and connecting walls may only be constructed of wood
- Structural supports for fence posts may be metal/steel only if they are situated inside of patio and do not create a visual disturbance from the common areas.
- Structural supports for pergola or impervious cover may be metal/steel only if concealed with wood overlay/fascia to give a uniform appearance with the rest of the fencing material.

Quail Run Patio Guidelines for Outer Units

All homeowners are requested to notify the Board of their plans to maintain, repair or replace any and all patio fence construction.

Any and all changes to the design of the patio fence must be submitted for Board approval at least 30 days prior to the beginning of construction.

Dimensions

- Elevated decks are allowed with the elevation being determined by the terrain.
- Reconstruction for patio that replicates its existing design is allowed as long as it does not affect the major topography of the property (preventing a change in rainwater runoff).
- Replacement/repair of the existing fence must not exceed the original footprint created by the builder

Flooring Materials

- Wood, Sod, Stone, Brick, Concrete, Composite Decking
- Any combination of the above

Exterior/Connecting Solid Wall Height

- Walls are mandatory. Exterior wall height must not exceed 6 feet.
- Must have means of exiting/entering. Gates may be locked; however, access must be allowed upon request by the Association/Management.
- Walls separating adjoined individual units must be of solid construction and equal to or compatible with the tallest exterior fence wall. See Figure 2 for diagram.

Use of Wood Lattice

- Allowed only by Board approval

Impervious Roofing Materials

- The guttering as put on by the Developer and added to or altered by the Association must be left in place.
- Commercial grade (or heavier) clear corrugated fiberglass/PVC is acceptable and must meet appearance requirements.
- Corrugation should be installed perpendicular to outside load-bearing wall.
- Impervious cover must be sloped away from common structure. Normal erosion of terrain may occur; however, if erosion from impervious cover is determined to be excessive, hazardous, or creates an excessive stagnant pool, the homeowner will be responsible for the cost of repairs to correct the erosion/flooding problem.

Appearance

- Most standard, durable fence construction materials are generally acceptable, with the exception of masonry..
- If using wood, naturally weather-resistant or treated lumber is mandatory.
- If wood-like material is used, it must retain the appearance of natural/treated wood. Only brown palette stains may be used.
- Matching adjoined unit's fence color is preferred.
- Top rails or fencing caps are mandatory on solid walls.
- Only new materials may be used unless considered by the Board.
- Adjoined neighbor consideration is mandatory.
 - If adjoined neighbor rejects the new/repared fence proposal, then the proposal may be amended to meet their satisfaction and resubmitted to the Board. Otherwise the shared wall must remain. If not agreed upon, the new fencing material may be placed alongside (to cover) the adjoining fence, provided it does not cause damage or exceed height/specification of original shared fence.

Construction Materials

- Exterior and connecting fences may be constructed of one or more standard, durable materials with the exception of masonry.
- Structural supports for fence posts must be placed inside of patio and may not create a visual disturbance from the common areas.
- Structural supports for pergola or impervious cover must have a uniform or complementary appearance with the rest of the fencing material.

Quail Run Patio Guidelines visual aids

Figure 1: Legend for unit designations

- Outer units; patio faces perimeter fencing
- Inner units; patio faces one or more neighboring units

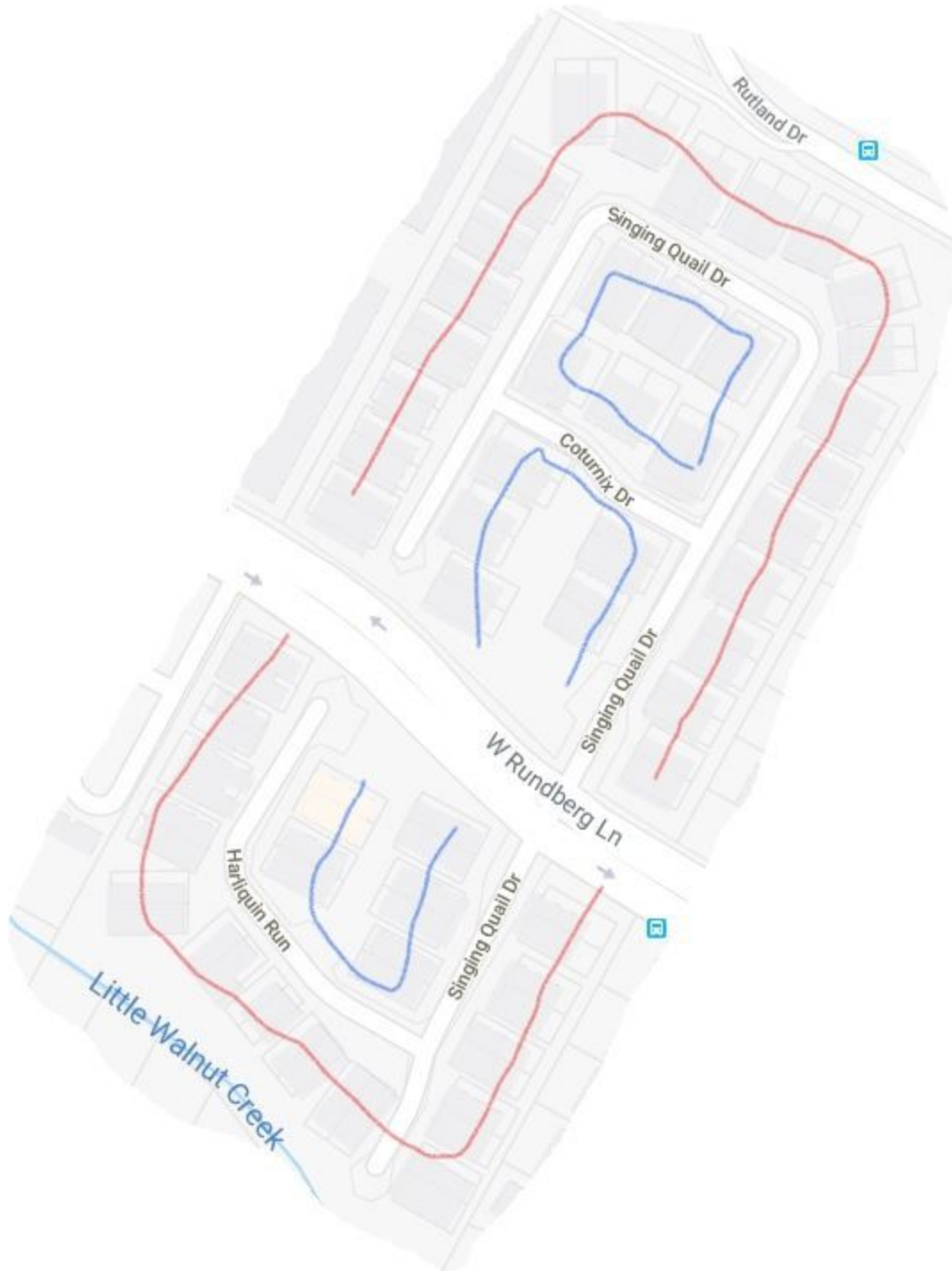


Figure 2: Adjoining/Connecting fence illustration

Image goes here (to depict what we mean by “Walls separating adjoined individual units must be of solid construction and equal to or compatible with the tallest exterior fence wall”)

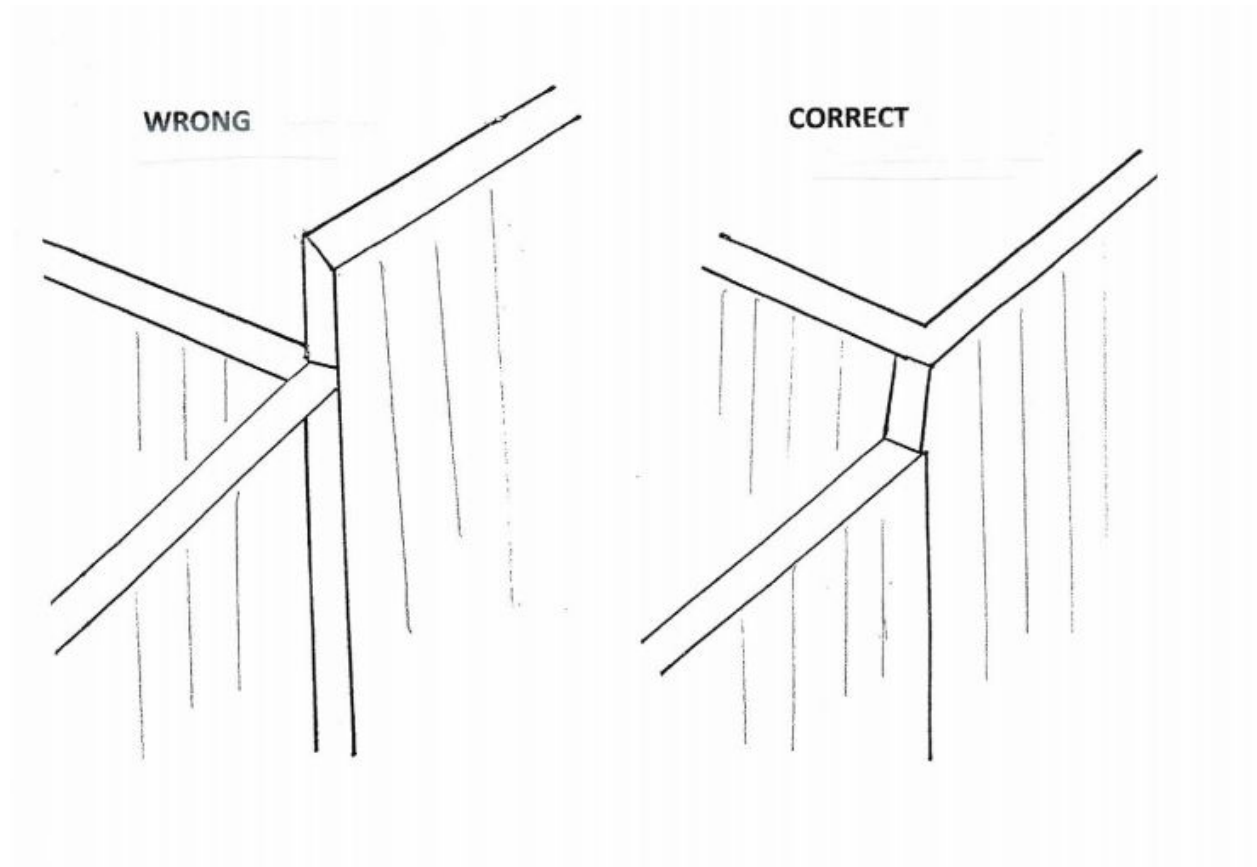


Figure 3: Acceptable color palette(s)

Image goes here. Consider including brand name, product codes, etc?

