

CYPRESS LANDING PATIO/LANAI EXTENSION GUIDELINES

- 1. Sprinklers affected by installation must be capped by the association irrigation contractor at the owners' expense.**
- 2. Property boundaries must be delineated by plot and marked out prior to installation for approval by the board after the recommendation of the Architectural Review Committee (ARC) before work can begin.**
- 3. No fence may be installed as part of any patio or lanai extension. This is the Fire Code requirement for multi-family dwellings.**
- 4. All colors of stone, paver or other ground cover for the patio must be of earth tone shades and be approved by the board prior to installation after review and recommendation by the ARC.**
- 5. Patio/lanai extensions cannot impose on association's common foliage or plantings.**
- 6. Lateral edges of patio surface must rest within the confines of the units lateral lanai openings by a minimum of 6 inches of each side.**
- 7. Back edge of patio must rest at least 1 (one) foot inside the back boundary property line, but in no case will a patio be deeper than 10 feet from the back edge of the lanai regardless of property line boundaries.**
- 8. In no case may a patio breach a community or association easement and must stay 1 foot back from easement lines. See guideline 7.**
- 9. All installations are contingent upon final ARC/Board approval after all work has been completed.**
- 10. A site plan must be submitted to the ARC with the request for patio installation to be considered.**
- 11. Permitting compliance is expected and a copy provided to the Board prior to work beginning if one is required by local or city ordinance, or by rule of another governing body.**
- 12. Any planting that obstructs the view of another resident and a complaint is registered with the Board, then the planting must be moved or removed at the direction of the Board.**