

All PATIOS must comply with the following standards:

1. All patios must comply with all state and local building codes and regulations.
2. All patios must abut the rear of the home.
3. No patio shall be erected that consumes more than one-fourth of the total square footage of the back yard, as measured from the rearmost portion of the home to the rearmost portion of the lot, exclusive of any easement.
4. No patio may be placed within ten feet of any property line.
5. It is the responsibility of the homeowner to notify all utilities prior to digging such that all utility lines can be marked, to ensure no utility lines are severed. The homeowner assumes all risk in the event any utility line is damaged. This includes water, sewer, cable, electric, phone, gas lines, etc.
6. The Association reserves the right:
  - a. To inspect the project during construction and after completion, to ensure these standards are met;
  - b. To halt construction of said project when it is apparent that the standards will not be met, or when the homeowner has not been granted an approval for said project;
  - c. To require alterations to said project, before or after completion, up to and including removal of the entire project, at the homeowner's expense, when these standards are not adhered to.