

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

POLICY NUMBER: MRC018A
POLICY TITLE: PAVERS FOR WALKOUT UNITS*
POLICY ADOPTED: FEBRUARY 28, 2003
POLICY REVIEWED: JUNE 18, 2018
POLICY REVISED: APRIL 24, 2006

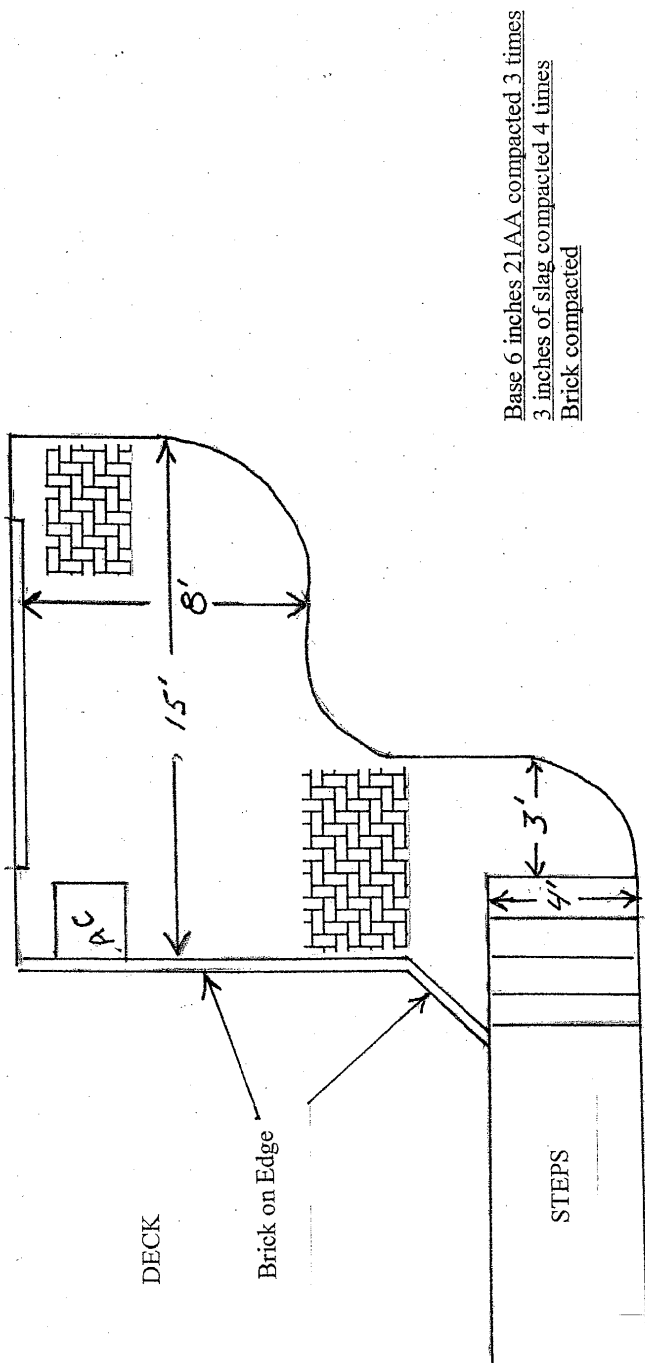
POLICY STATEMENT:

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. In order to ensure aesthetic quality, the paver area must be professionally installed. The installation 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 (manufactured by La Farge) or Sandstone Blend (manufactured by Fendt)
 - Light red brick units **must** use Forest blend pavers (manufactured by Fendt)
 - Dark red brick units **must** use Rustic blend pavers (manufactured by Fendt).
4. **NOTE: ONLY THE BOARD MAY APPROVE AN EXCEPTION TO THE COLOR REQUIREMENTS.**
5. 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.
6. Co-owners **must** provide their contractor with a copy of this policy and the illustration that pertains to their unit.
7. **The paver area is not intended for use as a patio.** No lawn furniture or other such items may be stored on the paver area. This area is considered a General Common Element, and the Association's insurance is liable for any accidents that may result.
8. Both units of a building must use the same color pavers.
9. Sprinkler heads that interfere with any pavers must be moved at the co-owner's expense.
10. The co-owner must maintain all pavers.
11. **The obligations under this policy shall run with the unit and shall be binding upon any successors or assigns of the unit. The co-owner shall pay the cost of recording a copy of the Modification and Alteration Agreement.**

***NOTE: Co-owners must submit a MODIFICATION REQUEST FORM, A MODIFICATION AND ALTERATION AGREEMENT, and a DIAGRAM to the Management Company. APPROVAL must be obtained PRIOR to having this work started.**

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

ILLUSTRATION #1 - MRC018A Paver Installation on *CAPE Walkout Units*



MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

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

