

# **Eagle Lake Homeowners Association**

## **Architectural Review Board**

### **Community Standards for:**

#### **Cement Patios**

Per Section of 4.10 of the 2005 Amended and Restated 20 Eagle Lake Declarations and Covenants each Dwelling shall have reserved as Limited Common Property for the exclusive benefit and use of the Owner of the Dwelling, a Patio no larger than ten feet (10') wide by fourteen feet (14') long adjacent to the rear of the Dwelling. The size and specific location of the Limited Common Element patio must be approved in advance by the A.R.B. The Owner of each Dwelling shall be responsible for the maintenance of the Limited Common Element Patio.

1. The patio must be white concrete with a red brick (either full or half brick) border. It can be painted the same color as to match the others in the community. Currently Benjamin Moore Cliffside Gray @ 175% + #289 Gator Grip with non-skid added.
2. Thickness and grade of concrete must meet the requirements as dictated by Florida State Statutes and Martin County Building Code requirements.
3. A licensed, insured and State approved contractor must be used to install the patio.
4. All necessary permits, if applicable, must be obtained from the Martin County Building Inspector.
5. Per Rule 8.1.8 of the Eagle Lake By-laws furniture must not be placed outdoors, without the prior written consent of the A.R.B.
6. A completed A.R.B. Request Form must be submitted to the Eagle Lake Property Manager to start the approval process.
7. Refer to the picture below for an example of an approved patio installation.
8. Failure to obtain Architectural Review Board Approval or compliance with the approved specification may result in further expense to the homeowner.
9. A copy of the final inspection must be presented to the Eagle Lake Property Manager.

