

# Rules for Patios, Patio furniture and Walkways

November 2, 2020

- Any Patio construction will need to be approved by the board before initiation. If there are any questions, the residents can make proposals to the board for clarification. The board will abide by the 45-day time limit response time set forth in Article VI "Architectural Control" of the Restated Declaration of Covenants, Conditions and Restrictions for Imperial Ridge.

These rules are to be a basis to control and protect our lifestyle, property values and to nurture a peaceful coexistence among the community members.

1. Patio floors and walk ways must be pavers or a similar product. The product will need to consist of earth tones. (Please see attached color palette of earth tones for your patio submittal) Additionally the slope of the patio floor should be on a grade of  $\frac{1}{4}$  inch per linear foot to provide for adequate water runoff. The patio sq. footage must be under 196 Sq. ft. or a 14 ft. by 14ft. area.
2. Patio furniture can consist of a table (20" to 50" round, square or rectangular) and four chairs which can be left outside on a permanent basis. Other chairs may be brought outside temporarily as needed. \*1. (please see footnote on temporary usage for the patio) Beach-chairs, umbrellas, tents, hammocks, awnings or solar protection barriers will not be permitted outside on a permanent basis; but can be used on a temporary basis being moved inside for nightly storage after use.
3. Patio lighting or tiki lights Security lights and motion detectors may be used around the outside wall of the villas but not around the outside perimeter of the patio which could cause problems for the lawn service. Tiki torches will not be allowed. \*2.

4. Music and speakers Small portable systems can be used temporarily when needed, but not left outside overnight. Permanent outdoor speakers will not be allowed. The Pinellas County ordinance for noise must be adhered to. \*3
5. Planters should be earth tones and a maximum of 5 either hanging or seated on the patio.
6. Cooking grills and firepits Grills may be temporarily used on the patio and may not be left outside overnight. Fire pits and smokers will not be permitted. (The Palm Harbor Fire code regarding grills must be adhered to when grilling. The code includes not grilling within 10 ft. or 3m. of any structure.)

#### Other rules and concerns

In case of a storm or high wind all the furniture and moveable objects outside will need to be secured or moved to storage. If the patio items or furniture of one resident causes injury to the other property or persons then the owner of that item or furniture will be held liable.

Pool toys or inflatables must not be kept outside overnight.

Any furniture or item kept outside needs to be maintained and in good working order to conserve the ambiance of our community.

Footnote\* 1.) Temporary usage as mentioned in these rules means that items may be brought outside during the day, but not left outside overnight or for consecutive days.

2. Temporary usage as mentioned in these rules means that items may be brought outside during the day, but not left outside overnight or for consecutive days.

3(Pinellas County Code of Ordinances, Chapter 58 Environment, Article XII Noise.

