

# **Standard for Patios**

## **Lake Heron Home Owners Association**

The intent in allowing a patio is to make the backyard space a pleasant and attractive outdoor area. The design should not be intrusive upon neighbors, out of scale, or make lawn maintenance difficult. Aesthetics of the design, material, and landscaping will be taken into consideration by the Architectural Control Committee. In addition, the patio must be constructed according to the following standard.

1. The overall size shall be governed by the size of the lot, the distance from the back of the patio/landscaping to the lot line, and the width of the patio.
2. A rule-of-thumb is that 180 square feet makes a reasonable patio size, but lot size, design features and the landscaping plan will also play a role in approval or disapproval of the requested size.
3. Patios may be constructed of concrete, concrete pavers, or clay bricks . Wood decking will not be approved.
4. A poured concrete patio must meet the specifications for a lanai concrete extension. (See lanai concrete specifications.)
5. Concrete patios shall be of natural concrete color without coloring additives. Concrete pavers shall be of a neutral color which will harmonize with the existing building colors.
6. The height of the finished patio shall not exceed 2 inches above ground level
7. A separate patio surface may be created for storage of a barbecue grill. Such patio extension shall not exceed 20 square feet (generally 4'X5') and in no instance extend more than 5 feet from the rear elevation on the building.

This standard is intended to serve as a guide to the home-owner, but does not limit the Architectural Committee in carrying out its responsibilities.

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