



# SUMMARY OF PATIO/BALCONY & GARAGE POLICIES

*The following excerpts were extracted from three governing Petrini Place HOA documents (original documents can be found on the website with links shown below) and are summarized for quick reference.*

## VIOLATION & FINE POLICY:

[https://thevillageatpetriniplace.files.wordpress.com/2020/10/1\\_welcomefinepolicy\\_s\\_2020.pdf](https://thevillageatpetriniplace.files.wordpress.com/2020/10/1_welcomefinepolicy_s_2020.pdf)

### PATIO / BALCONY RELATED

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1. Design Controls. No improvement/alteration to building, fence, wall, exterior lighting, patio, etc. is permitted; examples of prohibited actions are using screws to affix planters/shelves to building shingles, stucco walls, or fences.
4. Balcony/Patio Contents. Only typical patio equipment (outdoor tables and chairs), gas grills, and plants are allowed on exclusive use patios and balconies. Umbrellas are permitted on open patios; however, such umbrellas shall be closed and placed on the ground when not in use. All items must be less than 6 feet tall. Absolutely no charcoal grills, clotheslines, bicycles, unattended pets, cardboard boxes, or storage of any kind are permitted. Patios/balconies may not be used as holding pens for pets (no fences, screens, sheds, crates, dog houses, or structures allowed).

### GARAGE RELATED

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4. Garage Storage. No items may be stored on the garage levels except for bicycles, which are allowed to be stored only on the provided bicycle racks within assigned units' parking spaces.

## RULES AND REGS:

[https://thevillageatpetriniplace.files.wordpress.com/2020/10/1\\_welcomerulesandregs\\_s\\_2020.pdf](https://thevillageatpetriniplace.files.wordpress.com/2020/10/1_welcomerulesandregs_s_2020.pdf)

### PATIO / BALCONY RELATED

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9. Patios and balconies may not be used as holding areas for pets. No Owner shall place or build any doghouse, shed, screen, fence or other structure on the patios or balconies without the prior express written approval of the Association.

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### 6. BALCONIES / PATIOS

No items may be stored on patios except appropriate patio and deck furniture as approved by the Board of Directors, and a reasonable number and size of potted plants in appropriate receptacles. You are required that all potted plants are kept on stands elevated off the deck surface in order to prevent damage to the deck. All other items shall be suitably equipped to prevent legs and bases from causing potential damage to waterproof surfaces and deck treatments. No bicycles may be stored on balconies. Patios and Balconies may not be used for beating rugs or carpets, shaking dust mops, nor may any article be draped over the railings. No clothesline or other outside drying or airing shall be done on any balcony or in any Common Area. If you have a housecleaner, be sure to make them aware of this requirement.

### GARAGE RELATED

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1. **BICYCLES AND MOTORCYCLES** Bicycle racks located in the Residential Parking Garage are for the storage of bicycles only. No motorcycles will be allowed in this area. Motorcycles are to be parked in your assigned parking space only. All bicycles are stored at the Owner's risk and must be secured with a lock.



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#### PARKING POLICY

All of the parking spaces in Petrini Place residential garages are "deeded" to the individual owners.

1. Only a motorized vehicle may be parked in the designated parking space or stall; no boats, RVs, trailer or "oversized" vehicle that extends past the parking white lines or that prohibits normal traffic flow in the garage.
2. No items may be stored in parking spaces on the garage levels except for bicycles, which are allowed to be stored only on the provided bicycle racks within assigned units' parking spaces, bicycle-related hardware, and foldable metal grocery carts.
4. No "inoperable or abandoned" vehicles may be left in a parking space over 60 days, without prior Board of Directors approval.

CC&R: [https://thevillageatpetriniplace.files.wordpress.com/2020/10/2\\_ccr\\_s\\_2020.pdf](https://thevillageatpetriniplace.files.wordpress.com/2020/10/2_ccr_s_2020.pdf)

#### PATIO / BALCONY RELATED

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Section 7.11 Patios. The Exclusive Use Area patios with open railings are to be used only for patio furniture and plants not exceeding seventy-two inches (72") in height and are not to be used for the storage of any items. No leaking plants, pointed objects, high-heeled shoes, or any other item or use which might cause damage to the patios (or their floorings), to a Unit or to the Common Area shall be allowed on the patios. On those patios with open railings, bicycles, unattended pets, umbrellas, trash, recyclables and garbage, dead plants, storage boxes and unattended objects less than four (4) inches in diameter are specifically prohibited. Neither planter boxes nor screen material of any kind shall be attached to or suspended from railings. There shall be only charcoal barbecuing permitted on the patios or at any location within the Property. Patio cleaning shall be limited to damp mopping only.

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Section 8.1 Approval of Plans. No building, fence, wall, pool, spa, obstruction, outside or exterior wiring, balcony, deck, screen, patio, patio cover, tent awning, carport, carport cover, trellis, improvement or structure of any kind shall be commenced, installed, erected, painted or maintained upon the Property, nor shall any alteration or improvement of any kind be made thereto, or to the exterior of any residence, until the same has been approved in writing by the Architectural Control Committee appointed by the Board, pursuant to Section 8.2 hereof. Notwithstanding the foregoing, an Owner may improve or alter any improvements located within the interior boundaries of the Owner's Unit, provided the improvement or alteration does not impair the structural or acoustical integrity of any Common Area, the utilities, or other systems servicing the Common Area or other Condominiums, and does not involve altering any Common Area (including roofs and bearing walls). Plans and specifications showing the nature, kind, shape, color, size, materials and location of such improvements, alterations, etc., shall be submitted to the Architectural Control Committee for approval as to quality of workmanship and design and harmony with all improvements located in the Project, and as to location in relation to surrounding structures, topography and finish grade elevation. No permission or approval shall be required to repaint in accordance with Declarant's original color scheme previously approved by the Committee, or to rebuild in accordance with plans and specifications previously approved by the Committee. Nothing contained herein shall be construed to limit the right of an Owner to remodel the interior of his residence, or to paint the interior of his residence any color desired.

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Section 9.7 Owner's Right and Obligations to Maintain and Repair. Except for those portions of the Project that the Association is required to maintain and repair, each Owner shall, at his sole cost and expense, maintain and repair his Unit, keeping the same in good condition. Each Owner shall maintain and repair the Exclusive Use Area patio(s) appurtenant to his Unit, if any; provided, however, that the Association shall maintain and repair the structural components of said patio(s). Each Owner shall keep those portions of Exclusive Use Areas to which he has an exclusive easement or license, clean and neat.

