

**SPECIFICATION FOR EXTENDING OR REPLACING EXISTING PATIOS – ENCORE MODELS**

Encore Models: Roxy, Savoy, Ritz, Pickford, Waldorf, Victoria.

**MATERIAL**

Patio slab must be one of the following: poured concrete, patio blocks, pavers or bricks, and must be set in a base of sand. Poured concrete is **prohibited** over any utility lines.

**COLOR**

Natural or uncolored poured concrete. Only grey or earth-tones are acceptable colors for patio blocks, pavers or bricks.

**DIMENSION & INSTALLATION**

Maximum square footage is limited to 180 square feet, no exceptions. The extension must be flush with the existing patio, and with the existing lawn elevation. Patio must have direct surface run-off away from walkway and unit. There shall be only one patio site per unit. A diagram must be submitted for all patio alterations.

Patio alteration where digging is involved requires a call to New Jersey One Call. Whether you are planning to do it yourself or hire a contractor, one call to 811 (or 1-800-272-1000) gets your underground utility lines, which includes gas lines, marked for FREE.

The unit owner shall notify the Physical Plant Division Inspector (name and phone number shown on face of PERMIT) when work has been completed.

**PLANTINGS**

Planting beds are permitted only 3-feet from the edge of the patio and must not exceed this space. Such plants must be maintained at a 4-foot height at maturity. Reference Spec. No. 1 for approved plantings. Overall patio and planting design shall not impede mowing operations allowing unobstructed access to adjoining units.

The planting beds surrounding the patio, as well as the patio itself, must not interfere with the operation of any sprinkler heads.

**STORAGE**

Patios shall not be used for storage of household or garden implements.

**INSTALLER**

Patio installation must be made by a qualified contractor who is registered with the Division of Consumer Affairs or qualified resident. Such contractor must furnish the Leisure Village West Association office with a **current certificate of insurance before unit owner can apply for a permit, and before any work can begin.**

**TERMS & CONDITIONS**

A copy of the TERMS & CONDITIONS, as attached to the resident's permit, applies to all of the above.

Trustee Approved: July 18, 2007  
Amended: June 19, 2019