

“ARC”
Guidelines for Cambridge Crossings Patios
October, 2017

These guidelines are for Cambridge Crossings homeowners who have, or may wish to install, a patio in the rear (backyard) of their home. All homeowners need to be aware of this list of homeowner responsibilities.

These Guidelines in no way provides approval or disapproval for any homeowner application to install a patio. All applications must be submitted to LRES on the proper form and then reviewed and addressed by Cambridge Crossings Architectural Review Committee, in accordance with the Bylaws, Covenants and Rules of Cambridge Crossings HOA. Forms can be found on the SHMHOA website.

- Formal application must be submitted for any planned new patio or extensions added to existing patios on the approved application form through LRES. All applications will be deemed un-approved and could be subject to delay if not submitted on the proper form.
- All necessary permits are the responsibility of the homeowner. HOA/ARC approval does not constitute or replace a Governmental Permit, if one is required.
- Homeowner is responsible to relocate sprinkler heads and control boxes, if applicable, to maintain complete pre-improvement irrigation coverage and is responsible for damage to and repair of all underground utilities, including sprinklers and sprinkler lines, gas, cable TV, etc. by acceptable approved methods/contractors. Further, homeowner acknowledges that if a utility damages the improvement for utility maintenance, repairs and/or alterations in the future, it is the homeowner's responsibility to make repairs to the improvement. The same conditions apply if a patio or patio addition infringes onto an easement. Patio MUST be on the property of the homeowner only and not extend onto any adjacent property. It is the responsibility of the homeowner to ensure same.
- Property owner shall call 811, Underground Utility Locating Service and have any underground utilities, in the proposed patio footprint, identified and marked.
- Patio Width: (from house outward): Maximum 12Ft. Please be aware of the constraints of your Plat.
- Patio Length: Currently there are no specific limitations as to length, except it may not extend past the owner's home into the side yard. It cannot go beyond any homeowner's property or onto a neighbor's property.
- Depending upon ground topography, patio border frame may be utilized to level patio. Border frame can be of treated wood, stone, brick or compatible similar materials and will be maintained by homeowner. Actual proposed height shall be clearly stated on the Application.
- Color to be NEUTRAL

- Patios must be pitched away from home and not drain onto a neighbor's property.
- Any water entering homes, homeowners or neighbors, deemed to be from patio installation, is the responsibility of the homeowner who installed the patio.
- All growth between pavers and patio maintenance will be the responsibility of the homeowner and not responsibility of landscaper.
- Landscaper must have access to all areas for mowing. No areas left inaccessible will be maintained by the landscaper; i.e. no grass 'slivers' shall remain or be the result of the improvement.
- Homeowner is responsible for all up-keep, repairs, maintenance and replacement of this improvement now and at any future time.
- The Association is not liable for any damage to existing structure as a result of this improvement.
- If homeowner, or future purchaser, ever wishes to remove the patio, the underlying and adjacent property area must be returned to acceptable, pre-improvement, landscaped condition. A formal submittal must be requested for this alteration.

Please understand that should there ever be a need for the HOA insurance to rebuild the building it will only construct to the original level of construction. The HOA will NOT rebuild this improvement. You may wish to talk to your individual insurance company about possibly increasing your content coverage to include cost of replacement, etc. for this improvement.

Thank You
Cambridge Crossings HOA/ARC