

Patio

Members are allowed to build a patio behind their townhouse. The Member must adhere to the following policies:

1. An approved Installation/Alteration Permit is required.
2. Miss Dig at 1.800.482.7171 must be called prior to any work beginning. This is the Member's responsibility.
3. The Member must obtain any required permits from the City of Lansing, State of Michigan or any other authority. Any cost associated with the permit(s) is the Member's responsibility.
4. The patio must meet all building codes, contain quality material, and be visually acceptable.
5. The patio must be free standing. It cannot be attached to the building in any manner.
6. Landscape fabric or Visqueen must be used beneath the patio to control weeds.
7. The width of the patio cannot exceed the width of the townhouse.
8. The length cannot exceed twelve (12) feet from the rear of the townhouse.
9. Partitions/Privacy Fences are allowed so long as they are built not to exceed the level of the adjoining Member's kitchen or dining room window sills. The partition/privacy fence may be constructed of any suitable material. The partition may not extend more than eight (8) feet from the rear of the townhouse.
10. The patio and/or privacy partition/fence must be constructed in such a way as to not interfere with access to outside faucets, utility meters, or other such equipment. Room for a person to service such items must be available.
11. The Member is totally responsible for the maintenance and upkeep of the patio and its surrounding area. This includes repairing loose or broken wood, periodic resealing, trimming weeds and grass, etc.
12. If the patio is installed before permission is granted, the Member may be required to remove the patio or bring it into compliance with the 'Patio Policy'. This will be at the Member's expense.
13. Once constructed, the patio must be inspected by Management for final approval. If the patio does not conform to this policy, corrections will be required or the patio must be removed at the Member's expense.

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14. The Cooperative will not be responsible for the maintenance or repair of a Member's patio.
15. If the patio is removed the area must be returned to its original condition.
16. The Board of Directors reserves the right to require a patio to be removed for any reason and the area restored to its original condition. If the Board of Directors should require the removal of the patio and it is not removed, the Member will be charged for the removal and restoration.