

## **Raintree Village Maintenance Committee**

### **Patio Requirements and Construction Guidelines**

**Purpose:** The purpose of these guidelines is to assist homeowners when they are planning to replace or install a new patio on common ground adjacent to their unit. These guidelines should be given to your patio contractor so you purchase the correct patio materials, and the patio is installed as required in the Raintree Village documents and the City of Clearwater Building Code.

The maintenance committee highly recommends that the homeowner contact the maintenance committee prior to contacting a patio contractor so they can explain the regulations and requirements, and help prepare the Work Request so the project runs smoothly through the process. When the homeowner submits the Work Request for Board approval, the maintenance committee will review the request to ensure all rules and regulations, and documentation are met. Failure to contact the maintenance committee before submitting the Work Request may result in the denial of your request by the Board of Directors because of incomplete or inaccurate information.

When planning the patio area, many times an owner wishes to have part of the patio area as a garden. Please see below for specific subsections of the Raintree Village Maintenance Committee Plantings Guidelines that relate to patio installation, or the entire Raintree Village Maintenance Committee Plantings Guidelines for more details.

Upon completion of the project, before making final payment, please notify the maintenance committee to verify the installation meets all Raintree Village requirements.

Below is an extracted copy of the Raintree Village Rules and Regulations, Section 1 – General, Subsection M.(6). PATIOS. An explanation of certain subsections follow the rules and regulations.

**(6) PATIOS** – All proposed patio projects are subject to Board approval after the owner has submitted drawn specifications prior to construction. The projects shall:

- (i) be in compliance with both Clearwater City code and the Raintree Association policies;
- (ii) be constructed of patio block on a sand bed;
- (iii) not interfere with lawn care or natural drainage patterns;
- (iv) be of acceptable size; and
- (v) allow sufficient green space between neighbors.

Some explanations to help your project go smoothly through the process.

**Section (6) Patios - All proposed patio projects are subject to Board approval after the owner has submitted drawn specifications prior to construction.**

**Explanation** – A Work Request form must be submitted to have the Board take up the request to install a patio. The request, with all attachments, must be in the Work Request mailbox in the Billiard/Library room in the clubhouse no later than the Wednesday prior to the Board meeting so the Maintenance committee can review and verify the document's requirements have been made. The request must state the patio installation will meet all requirements as set forth in the Raintree Village documents. Attached to the Work Request must be a simple diagram of the patio project. The diagram should be on 8 1/2" X 11" paper and show the location of the patio as it relates to the unit, the size of the patio, and descriptions of the materials that will be used to build the patio, so the Board members can easily understand, and picture your patio project. If a larger materials list is required, attach a materials list to the Work Request also. Add any other information to help the Board make their decision.

**Section 6.(i) ... be in compliance with both Clearwater City code and the Raintree Association policies.**

Explanation – Upon approval of the Board to install the patio, any and all building permits required by the City of Clearwater is the owner's responsibility. Make sure the permit is placed on the outside of the house and a city inspector accepts the work before final payment is made.

If the patio is in the garden area in front of the house and next to the garage, be it known, the unit's main water line, sewer line, and sewer clean out are located in this area. There may also be some additional piping and plumbing in this area installed by previous owners. None of these may be currently visible and under the existing ground. There are some maintenance issues that must be addressed prior to and during patio construction. These must be addressed prior to or during construction because if there is a problem with any of these items or more after the patio is started or completed, the owner will be responsible for the cost to remove and replace any patio material that needs to be removed and replaced in order to facilitate repair of these items by either the Association or the owner. The Association will not be responsible for any damages.

1. If the unit's main water valve needs repair or replacement as determined by Maintenance, the association will make these changes prior to construction. The Association will install the proper main water valve and piping according to code. The Association will bear the cost of this replacement.
2. If there are code violations made by previous owners, the owner will make the repairs and the owner will be responsible for the cost.
3. Each unit has a sewer main line cleanout. Most of the cleanouts are currently underground but accessible. If the cleanout is not visible above ground, it is probably about 4 feet from the front wall and 4 feet from the garage wall, up to 12 inches underground. Be careful when digging, there are many more pipes underground, not visible. If any of these are broken during construction, the owner is responsible for all repairs. During construction the owner is responsible to raise the cleanout opening to be even with or above the new patio block. The cost is the responsibility of the owner.
4. The patio must not be higher than the front step. If the patio is higher, water from the patio may leak or seep into the front wall of the unit or garage, damaging the dry wall and insulation inside the house or garage. If the patio is higher, the owner will be responsible for any and all damages and repairs.
5. If the grade needs to be lowered and the existing wall needs to be painted, contact maintenance for the appropriate paint. It is the responsibility of the owner to paint the walls.
6. Ensure the gutter downspout and any AC drain lines are extended to the end of the patio area so water does not drain into the garage.

**Section 6.(ii) ... be constructed of patio block on a sand bed;**

Explanation – The patio must be made of a patio block on a bed of sand. As stated in section 6.(i), the material and base must meet the City of Clearwater code. Patios shall not be made of wood or any other materials except patio block. The patio block may not be slippery. Generally, the sand bed must be 2 or more inches thick, depending on code. A boarder may be installed but the border must allow any water to run off of the patio block. Do not build a dam.

**Section 6.(iii) ... not interfere with lawn care or natural drainage patterns;**

Explanation – Any patio or use of patio shall not interfere with the lawn crew cutting the grass, trimming trees, bushes, or performing any other building or landscaping maintenance. Especially on the perimeter units, the lawn crew and other contractors must be able to run their lawn mowers and other equipment

behind all of the units. If necessary, they may need to run over the patio so they can get to the back of all units. The association and contractors are not responsible for any damages.

When the patio is installed it must not block any natural or association made drainage patterns such as swales or sump pumps. These were installed to protect all of our homes and property. When viewing the ground during the dry season, swales and other natural drainage patterns may not be very visible, but during rainy season or heavy rains they may overflow their banks. When blocked, the water will run somewhere, into homes and other areas. The swales and other natural water runoffs must not be blocked or water diverted. Any damages caused by the blocking of swales or water diversion will be the cost of the homeowner causing the problem.

Patios must be designed so water runs away from any and all walls and buildings and run the water to the swales or other natural drains. Generally, building codes require all patios slope away from buildings by specified values.

Since swales and other natural or Association drainage systems are run between the buildings, patios are not allowed on the side of end units.

See Maintenance for assistance when designing the patio to eliminate issues with access, drainage, and slope. Your contractor should be familiar with all of these issues.

**Section 6.(iv)** ... be of acceptable size;

Explanation – Patios in the front of units are limited to the area bordered by their front wall, their garage, and their sidewalk. It may be partial patio block and plants, or all patio blocks.

Patios on the rear of units may not extend beyond the ends of their unit.

**Section 6.(v)** ... allow sufficient green space between neighbors.

Explanation – The City of Clearwater requires a certain amount of land must remain permeable, so rain can drain through the soil and not runoff into storm drains. Patios on the rear of units shall leave enough of green space or grass between the patio and the neighbor's yard to allow rain drainage in the soil, insect control and other ground and building maintenance to occur. Also, there should be some green area between the patio and rear fence for plantings.