

Balconies and Patios

The interior surface of each balcony and patio shall be the responsibility of each homeowner to maintain. In order to preserve the architectural integrity and drainage system of the building, no homeowner shall be permitted to alter, modify, or cover balconies/terraces or patios or install fountains, hot tubs or spas. Each owner shall have the right to furnish such balconies and patios with outdoor furniture and plants only. **NO STORAGE OF ANY KIND WILL BE PERMITTED.** The Load Limit for balconies and overhang terraces is 60lbs. per square foot. For additional information see Addendum: Balcony Load Limits at the end of this section.

No clothing, fabrics, or unsightly articles may be hung around or over any balcony or patio. Bicycles, surf boards, and exercise equipment may not be stored on balconies, decks or other location in the property outside of a unit with the exception of areas designated for such.

No barbeques, whether wood, charcoal, or propane burning, are permitted to be used on any portion of the building, including balconies/patios with the exception of those permanently installed in the recreation area. See *Nuisances* for further information regarding barbeque restrictions.

Plants may not be vines or other such plants that cling to or hang over the balcony railing and walls. Planter boxes only, are allowed on the interior of the balcony and may not hang over the balcony railing and walls.

Bird feeders or laying out of bird food in any container or on any balcony or patio surface is prohibited.

Patio furniture should be a neutral color, and must be non-rusting. Do not bolt anything down onto the balcony. All plants must have sufficiently large, leak-proof receptacles or saucers to prevent water spillage.

Definition of neutral color: White to include off-whites, black to include true gray tone, colors used on the exterior of the building to include light tan/beige. The aforementioned colors apply to all furniture, furniture coverings, umbrellas, and decorative items placed on the balcony or patio.

Natural Wood Tones: Wooded furniture may be painted an approved neutral color (see above), or stained using a natural wood tone stain. Terra Cotta: Terra Cotta pots and decorative items with an unfinished and unglazed exterior (i.e., left in a natural terra cotta color).

Exceptions: Homeowner should petition, prior to purchase, for an exemption on specific artistic/decorative items.

Holiday lighting is permitted on balconies only. No stucco may be punctured during the installation of holiday lighting. Holiday lighting may be installed starting Thanksgiving weekend and must be removed 30 days after the holiday.

THROWING OR DROPPING ANYTHING FROM YOUR BALCONY IS A SERIOUS SAFETY HAZARD AND IS STRICTLY PROHIBITED.