

South Abington Woods, Phase II Property Owners Association

POA #13 Wyndham Rd • South Abington Township PA 18411

Rear Patio Specifications

Rear patios shall be constructed using paver stones similar in color and style as neighboring patios in the community and the outside perimeter of the patio shall incorporate plastic paver edging between the paver and lawn.

An approved External Modification Permit is required prior to the start of the project and an outside contractor must provide proof of liability insurance prior to start of construction.

Specifications:

1. Paver stores must be similar style as neighboring patios in the community.
2. Color of paver stones shall be light brown/tan.
3. The outside perimeter of the patio shall incorporate plastic paver edging between the stone and the lawn.
4. Sub-base shall be four (4) inches of compacted 2A modified sub-base topped with stone dust.
5. A four to six (4-6) inch reinforced concrete base is permitted with the understanding that such may inhibit drainage.
6. Patio should have a slight slope away from the unit for proper drainage.
7. Patio Dimensions:
 - a) **End Units:** Maximum depth of twelve (12) feet from back of sunroom foundation; maximum width of thirteen (13) feet from outer corner of sunroom (may not extend beyond side of unit).
 - b) **Middle Units:** Maximum depth of ten (10) feet from back of sunroom foundation; maximum width of eighteen (18) feet from outer corner of sunroom.

After construction:

1. Owner is required to ensure that the area is restored and matches existing landscaping within six (6) months, weather permitting.
2. Owner is responsible for reseeding the area around the patio.
3. Replacement seeding shall be the same grass as is currently planted.
4. Seeds must be covered by straw, not hay.
5. Owner shall be responsible for watering newly seeded areas.
6. Any drainage problems that result from patio construction are the responsibility of the owner and contractor.
7. Association is NOT responsible for repair or maintenance of the patio.