

Patio Covers and Pergola Policy
Wyngate HOA
November 14, 2017

The purpose of this policy is to clarify and standardize the policy of the community in regard to Patio Covers and Pergolas. This policy attempts to give maximum flexibility to the homeowner making the request, while protecting neighboring property's values and preventing additional expense to the HOA for future maintenance.

Architectural Review Form: All resident wishing to construct a permanent Patio Cover or Pergola should submit that request by sending an Architectural Request Form (ARC) to the Management Company for approval by the Architectural Committee as stated in the CC&R's.

Submittals: Paperwork should include design and performance specifications of the products as well as outline colors and materials to be used. Professional Contractors and Manufacturers can provide drawings and materials spec sheets to owners to attach to the submittals. Owner should check with the contractor and manufacturers about the warranties of their products. Information should include whether or not the Patio Cover or Pergola would be free-standing or attached to the unit.

Materials: Materials should be maintenance-free such as Fiberglass, Vinyl, Aluminum, or Trex Decking. Wood structures that require higher maintenance will not be approved.

Attachment: Free-standing pergolas must be attached to the ground in such a way as to withstand extreme wind and weather conditions caused by snow loads. Attached Patio Cover and Pergolas must be attached in such a way as to not cause damage to exterior surfaces

such as the stucco walls. Owners will be responsible for repairs caused the attachment of the cover or pergola the unit.

Contractors: In order to protect the owners, licensed and insured contractors should be used so that if damage does occur, the homeowner has recourse against the contractor or manufacturer.