

The Hillside Condominiums at Thousand Oaks

Exterior Modification Policy: Patio's (and Fire Pits)

Per The Hillside Condominium Bylaws (Exhibit A, Condominium Bylaws), Section 7.3

(a) Exterior Changes: No Owner shall make any additions, alterations, or modifications to any of the Common Elements, nor make any changes to the exterior appearance or structural elements of the Unit without prior approval of the Association.

If a co-owner desires to install a patio behind one's unit, the co-owner must request written approval to do so and make the request to the Board of Directors in writing. The request must include:

1. A detailed sketch, with dimensions and proposed location of the patio.
2. Vendor's insurance in the name of the Association.
3. Listing of materials and patterns chosen.
4. Timing of proposed project.
5. Request should be processed through co-owner's portal under the Architectural Review tab.

To be considered, Patios and Fire Pits should closely adhere to the following guidelines:

1. Patio extension size no more than 200 sq. ft. (i.e. ~ 16' dia. round; ~ 15' x 13' rectangle).
2. Patio extension does not extend beyond the side footprint of the Unit.
3. Patio extension no less than 20' from property line.
4. Patio location must enable adequate surface water drainage and proper lawn and garden irrigation.
5. Fire pit no more than 56" in diameter, 24" high.
6. Fire pit center at least 8' from unit or deck structure.
7. No permanent seating or walls around the patio extension.
8. No vertical structure above patio extension (i.e. awning or pergola).
9. No permanently installed lighting or sound system associated with the patio extension.
10. All construction costs and ongoing maintenance costs to be borne by co-owner.