

**REAR PATIO, DRIVEWAY AND WALKWAY**  
**INSTALLATION AND EXTENSION REQUIREMENTS**  
**LAS BRISAS HOMEOWNERS ASSOCIATION**

1. Any owner desiring to install, expand or modify paver areas or walkways, or to use pavers in any other application, must complete the “Las Brisas HOA Request for Architectural Modification” application and follow all the requirements and stipulations contained within the form and approval letter.
2. The homeowner must also comply with the Las Brisas HOA Requirements for Rear Patio, Driveway and Walkway Installation and Extensions, as identified in this document.
3. All landscaping (sod, trees, bushes, etc.) damaged or removed during paver installation must be replaced and/or relocated.
4. **All pavers (front and rear) are to be sealed on an annual basis, minimally. General maintenance of pavers and stepping stones is the homeowner’s responsibility: weeding, stain and mildew removal, crack repair or replacement, repairing gaps or depressions, etc.**

**Rear Patio**

The following requirements must be followed for Rear Patios:

- 1) Interior units: Pavers must not extend more than 12” from side property lines.  
Exterior (End) units: Pavers may extend to the exterior building line (imaginary line extending in the plane of the exposed or exterior side wall of the building) and may not extend beyond 12” from the interior property line.
- 2) Pavers may not be placed in the property easement.
- 3) The pitch of the paver addition must be coextensive with the existing pavers.
- 4) Structural support in the form of a cement barrier around the perimeter of the pavers is mandatory and is a design standard.
- 5) Mark sprinkler lines prior to installation. Even with lines thus marked, it is your responsibility to insure that you do not break any sprinkler lines and that the original sprinkler spray coverage is maintained in owner’s yard and neighbors’ yard, if applicable. If damage occurs, you will be held responsible for repair and for any losses due to your failure to repair in a timely fashion.

- 6) Have electric, telephone and cable lines marked for installation. Digging without knowing where it's safe to dig can lead to tremendous damage, causing electric, telephone, cable television, water, sewer and gas service outages or even loss of life! If you're digging within the state of Florida, state law requires you to notify Sunshine State One Call of Florida (SSOCOF) two full business days before you dig. The telephone number is: 1-800-432-4770.
- 7) Access to electric boxes, sprinkler control boxes, water boxes and sewer clean-outs must be maintained.
- 8) Color and pattern to match existing pavers installed by builder. Color: Appian Combo (red, tan, charcoal bricks)
- 9) All expansions must be sealed upon completion.

## **Driveways**

The following requirements must be followed for Driveways:

- 1) Size and shape of extension will be determined per request. Considerations such as, but not limited to: location of unit, unit model, existing trees and landscape, utility access and the like, will be evaluated.
- 2) The pitch of the paver addition must be coextensive with the existing pavers.
- 3) Structural support in the form of a cement barrier along the side edge of the pavers is mandatory and a design standard.
- 4) Where applicable, the 2.5 foot shrubbed dividers extending from common walls of adjacent structures to the road, must be maintained.
- 5) Where applicable, two (2) rows of pavers must be added to the 2.5 foot dividers (adjacent the edge of the road). This is to prevent erosion of the filler-content of the center planters and to minimize such materials from entering the blacktop area.
- 6) All trees must have the radius maintained around them.
- 7) Mark sprinkler lines prior to installation. Even with lines thus marked, it is your responsibility to insure that you do not break any sprinkler lines and that the original sprinkler spray coverage is maintained in owner's yard and neighbours' yard, if applicable. If damage occurs, you will be held responsible for repair and for any losses due to your failure to repair in a timely fashion.

- 8) Have electric, telephone and cable lines marked for installation. Digging without knowing where it's safe to dig can lead to tremendous damage, causing electric, telephone, cable television, water, sewer and gas service outages or even loss of life! If you're digging within the state of Florida, state law requires you to notify Sunshine State One Call of Florida (SSOCOF) two full business days before you dig. The telephone number is: 1-800-432-4770.
- 9) Access to electric boxes, sprinkler control boxes, water boxes and sewer clean-outs must be maintained.
- 10) Color and pattern to match existing pavers installed by builder. Color: Appian Combo (red, tan, charcoal bricks)
- 11) All expansions must be sealed upon completion.

## **Walkways**

The following requirements must be followed for Walkways:

- 1) Installation or modification of a walkway will be determined per request. Considerations such as, but not limited to: location of unit, unit model, existing trees and landscape, utility access and the like, will be evaluated.
- 2) The pitch of the paver addition must be coextensive with the existing pavers.
- 3) Structural support in the form of a cement barrier around the perimeter of the pavers is mandatory and a design standard.
- 4) Front and side walkways must use pavers to match existing pavers in driveways and rear patios.
- 5) Rear walkways may use pavers to match existing pavers in rear patios or individual stepping stones, style and color subject to approval. Stepping stones, if used, must meet the following requirements:
  - a) Stepping stones must be of the size and thickness of those commercially sold and designated as stepping stones.
  - b) Stepping stone surfaces must be between ground level and one-half inch above ground level, to avoid a tripping hazard or damage to lawn mowers.
  - c) Stepping stones must be a natural color (for example, sandstone, gray, slate, red brick, or terra cotta).
  - d) Stepping stone material, size, shape, and color subject to approval by the Architectural Review Committee.
- 6) All installations or expansions using pavers must be sealed upon completion.

- 7) Pavers and stepping stones may not be placed in the common property, and the homeowner assumes all risk for any pavers or stepping stones located in utility or other easements.

***Please note: All pavers (front and rear) are to be sealed on an annual basis, minimally. General maintenance of pavers and stepping stones is the homeowner's responsibility: weeding, stain and mildew removal, crack repair or replacement, repairing gaps or depressions, etc.***