

## REGULATIONS FOR PATIO ENCLOSURES

March 4, 2025

1. All work must be in adherence to current local and state construction codes.
2. Maximum patio enclosure can be 14 feet deep x 17 feet wide, the width being along the wall of the unit, with the stipulation that the room does not go beyond any side wall of the unit. Patio size depends on the model of the unit.
3. Before any concrete work is done, the curb box must be physically located and shown on the plans with dimensions. **Should the curb box be located inside the planned enclosure, it must be relocated prior to construction with a 2-foot x 2-foot clearance at the owner's expense. It should be noted any valve covered by existing concrete will be excavated at the owner's expense in the event of a water issue where access is necessary.**
4. No enclosed patio may be closer than 5 feet from a neighboring patio or patio enclosure. The established drainage pattern must remain unaltered.
5. At least one wall must have at least one window or door for egress.
6. Patio enclosures may have full height screens or glass panels. Where less than full height is used, screens, sliding or fixed windows are acceptable. The standard screening or window shall be 5 feet in height, or 20 inches to 24 inches from floor to sill. The only exception will be as in #8 below.
7. One patio side wall with high awning type window(s) is acceptable.
8. A door (full height sliding exterior glass door or swing door) must be included on one of the side walls in any new construction or conversion.
9. If there is a common wall with an adjoining unit, the patio room wall must be within the common easement line.
10. The roof pitch must have a rise not less than 4 inches or more than 5 inches in a horizontal length of 12 inches.
11. Siding, soffits, fascia, and gutters must match as closely as possible and be an extension of existing features.
12. All patio rooms must be vented with a gable vent or ridge vent and soffit vents.
13. Two skylights are acceptable; maximum size 2 feet x 4 feet each.
14. All leaders are to be mounted on the gable end of the patio room and discharge away from the structure onto the lawn area.
15. Wall air conditioners must be installed, whenever feasible, on the side closest to the unit's compressor.
16. A front porch on a Master Lodge can be enclosed using the existing roofline, in Sections 1-5 only. Sections 6-18B, the Master Lodge floor plan was changed to include columns that do not allow for enclosures.