

Park Forest Cooperative III Area J Alter Dwelling Guide for Patios

Whether building the patio yourself or having a professional do the job we require the following to be observed:

1. Submission and approval of the “Alter Dwelling Form” with attached drawing and material list before work begins.
2. Drawing requires height, width and depth with cut away of base gravel and leveling sand depths.
3. The provider of service must be approved by the Cooperative, village licensed, and provide all necessary insurance. (Unless member themselves are performing the work). Members must have proof of HO6 Condo insurance.
4. **J.U.L.I.E.** must be called to mark all underground utilities before work begins.
5. A slope of at least $\frac{3}{4}$ ” for every 3 feet must be used and sloped away from building grade.
6. Once preliminary project is approved each step must be inspected before proceeding to the next.
7. **REQUIRED MATERAILS for brick/paver Patios: Base gravel, leveling sand, polymeric locking sand, side restraints and corner stakes.**
8. **Concrete patios are HIGHLY DISCOURAGED.** If utility issues arise, you as the member must pay for removal and reinstallation once utility company makes repair. Blocks are easier and less costly to remove and replace.
9. **Concrete requires;** minimum 4 bag mix, minimum 4” thickness, all sides to be formed and surface to have base non-slip surface. (Broom brush texture).
10. Concrete trucks can not back or pull on lawn areas. They can not block entrance ways for long periods of time.
11. All gutters must be rerouted to assure water runs away from foundation.

All these rules are here to protect the member from extra cost and assure a patio they will enjoy for years to come. Failure to comply can result in the project being stopped and all corrections being made before authorization to resume can be granted.

Maintenance will be happy to discuss the project with you and/or your contractor in order to make the project a smooth one.

Adopted as a guide, August 27, 2013.