

# **Bella Notte at Vizcaya**

## **Backyard Family Friendly ~ Exposed Patio Guidelines**

*All outdoor changes or improvements must be approved by the ARB prior to work being started.*

### **Patio Size:**

*End Unit Size:* No larger and no smaller than 50% of property line with 3 ft reserved for 4 ft Viburnum Hedges x 14' long or to the inside of the third window of bedroom. (The ARB can meet with you prior to requesting.)

*Middle Unit Size:* No larger and no smaller than 50% of property line with 3 ft reserved for 4 ft Viburnum Hedges x 22'7" long or length of the enclosed patio. (The ARB can meet with you prior to requesting.)

*\*The ARB tries to keep the neighbors patios inline with existing neighbors patios to keep a consistent look.*

### **Patio Materials:**

To be built of pavers or other approved outside materials. (Pavers to match driveway)

Pavers: Holland 60mm Adobe Alt1 #10155416 Pallet Qty; 104 SFT

### **Patio Landscaping:**

\*Brown Mulch and a **4 ft.** viburnum hedge or podocarpus are to surround patios on three sides. (No white or gray rock will be allowed as landscaping borders.)

\*Patios are to go from one end of your screened area to the other with 3 ft on each side for a hedge. The patio is to be surrounded on all 3 sides with a hedge no taller than 6 ft tall.

\*Green space is only on the backside of the hedge.

\*We understand that some townhomes against the wall have heavily shaded backyards and this could be an obstacle for some. *The ARB will look at your property to help determine if a bush/shrub is necessary. Townhomes that back up to the wall may be able to be accommodated differently vs a townhome that looks into the yard of another townhome. (Dry Pond / Wet Pond)*

### **Bushes:**

Viburnum or Podocarpus Hedges are to be installed at a minimum of 4 ft tall and kept trimmed to a maximum of 6' high. *Bushes must be kept from encroaching onto neighbor's property and are to be mulched yearly and manicured at all times by the homeowner. We recommend contacting James with TriStar to do the landscaping.*

### **Installation:**

Installation of a Patio is to be by a certified contractor. We recommend Alex with Rustic Brick Pavers 321-354-7005 [www.rusticpavers.com](http://www.rusticpavers.com) [contact@rusticbrickpavers.com](mailto:contact@rusticbrickpavers.com)

### **Submission:**

When submitting the ARB Form, you will need to show a drawing with the Plot/Land Survey, drawing of plan, matching pavers to the driveway and photos of yard and neighbors' yards.

### **Reminder:**

Patio's are for your family enjoyment and is *not to be used for storage of any kind.*

\*Exterior patios are to be kept tidy and clean at all times. Keep in mind, your neighbors look at whatever is left out and we would like to keep our yards nice and clean from any clutter. This also helps resale and aggravation to neighbors.

\*No loud music is to be played. Your neighbors should not be disturbed at any time.

\*Grills ~ Grills used outside should be returned to your covered screen patio after cooling.

- \*The only thing on your patio should be a beautiful oasis with patio furniture.
- \*You may not leave anything outside such as: dogs, toys, bikes, grills, floats, laundry, kids pools etc.
- \*Patios should be powerwashed every year along with your walkway and driveway.
- \*You are responsible for all cost related to adding a patio.

**Quote:**

*Rustic Brick Pavers, Corp, of Windermere (Alex) [www.rusticbrickpavers.com](http://www.rusticbrickpavers.com) at 321-354-7005 has donated the patio in the dog park and has installed 90% of the patio's in Bella Notte. Alex is one stop shopping and will do a fantastic patio for your home. His quote should include permits, material, labor, delivery, sand, concrete, moving sprinkler heads, gutter drainage, base, pavers to match the driveway and hall away clean up. (Landscaping by TriStar)*

**Side Notes:**

\*Permits ~ See below for steps if needed.



**The ARB can arrange to show you some patios in the neighborhood.**

**The ARB form is found at [www.myvizcaya.com](http://www.myvizcaya.com)**

\*The ARB will add/change this form as needed. 3/1\*Permits are needed when concrete is poured, the patio's above did not have concrete poured.



Length is from the  
white band at the  
master bedroom to  
the gutter. 26.7.



PIC•COLLAGE





