

Lafayette Place
Rules and Regulations
Patios
Policy Update 4/17/18

Like carports, patios are Limited Common Area, they are property of the HOA designated for the sole use of the homeowner.

Residents are asked:

- to keep patios neat and clean at all times.
- not to set up clotheslines.
- not to hang laundry or other items from fences, windows or structures set up on the patio.

Items and decorations kept on patios must be:

- situated in such a way that they do not hinder access to emergency responders and contractors performing emergency repairs.
- compliant with City of Albuquerque safety and fire codes.
- situated in such a way that they are not visible above the fence to a person standing in a line parallel to the outer perimeter (street side) of the carport, with the exception of items listed below.

Items that are allowed to be visible above the fence line are:

- trees, shrubs, plants that are tidy, trimmed away from carports and building stucco or present a hazard to people and surrounding structures. Vines may not trail over the outside of the fence or into the common area or neighboring patios.
- Patio furniture and umbrellas that are in good condition, i.e. not faded, torn, bent or broken.
- Homeowners must submit an ACC form to the Board of Directors if they seek permission to store any other item that can be seen above the fence line.

Homeowners are responsible for any damage caused to any part of the property by trees and roots that grow in or from their patio area.