

## Patio Repair and Replacement

(6-12-2024)

Townhome Lot Owners are responsible for Patio repair or replacement. The Homeowners Association's (HOA) oversight of Patio repair and replacement will assure adherence to the Patio specifications approved by the Board, proper insurance by all laborers, and HOA recourse if improper work damages the common elements, building or other lots.

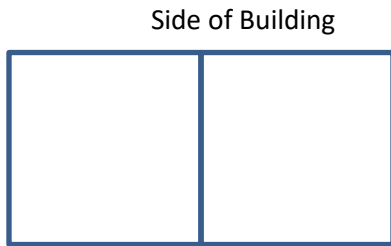
- I. Prior to beginning any work the home owner shall read and understand his/her responsibilities:
  - A. The home owner shall read and understand documents in (1) *Patio Repair Policy*, and (2) *Blue River Run Homeowners' Association Rules and Regulations – Structural Alterations* found on SRG website. <https://srghoa.com/location/blue-river-run/>
  - B. Tradespeople, workers or contractors hired to perform the work shall be licensed and insured pursuant to Summit county building codes and other applicable regulations.
  - C. Noise from construction is prohibited from 7:00pm to 6:59am daily.
  - D. Concrete Repair and Replacement minimum requirements:
    1. New concrete must be the same size, shape and thickness as original concrete patio.
    2. All new concrete must, at a minimum, meet the following specifications:
      - a.) 4,000 psi;
      - b.) use of rebar or fiber mesh;
      - c.) standard concrete color and similar to the concrete color used on adjacent Lots;
      - d.) concrete must be properly sealed.
  - E. Concrete lifting and leveling minimum requirements:
    1. Concrete lifting may be use. A certified concrete lifting and leveling, licensed and insured contractor must be utilized for the project.
    2. At the discretion of Homeowner, contractor and Board, any of the following methods of concrete lifting may be used:
      - a.) stone slurry grout concrete lifting;
      - b.) polyurethane foam concrete lifting;
      - c.) mud jacking;
      - d.) alternative methods of concrete lifting may be utilized if requested by the homeowner and approved by the Board.
  - F. Adding or removing a Concrete Patio
    1. The adding or removing of a concrete patio must be approved by The Board.
    2. For adding requirements see Hot Tubs Guidelines found on SRG website. <https://srghoa.com/location/blue-river-run/>

II. Upon understanding all requirements and his/her responsibilities, they may proceed by providing the following information:

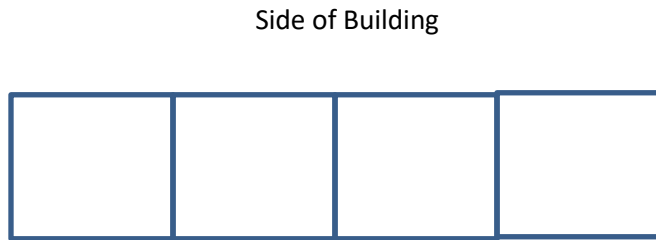
A. What method/type of work is planned? \_\_\_\_\_  
\_\_\_\_\_

B. Indicate how many sections of patio concrete will be affected: \_\_\_\_\_

C. Draw the location for repair, replacement, lifting or leveling:



2-Plexes



4-Plexes

For Association records and to fulfill your requirement to receive Association permission to proceed with patio project please fill out the information below and return to:

Summit Resort Group  
PO Box 2590  
Dillon, CO 80435

via fax: 970-468-2556  
via email: KSchneweis@srgsummit.com

Unit \_\_\_\_\_ Owner \_\_\_\_\_

Email \_\_\_\_\_ Phone # \_\_\_\_\_

Installer \_\_\_\_\_ Method \_\_\_\_\_

I, \_\_\_\_\_, for myself and my successors and assigns agree that the Blue River Run Homeowners Association, its members and its Board of Directors, and Summit Resort Group Property Management are not responsible for damage to my unit or adjoining property. I further understand that I am responsible for any damage to common area, utility lines and devices, irrigation system and building resulting from the installation and am responsible for restoring any damage including, but not limited to the exterior of the building to pre-installation condition. I, for myself and my successors and assigns, agree to each of the applicable foregoing specifications and guidelines and to comply with the terms of them.

\_\_\_\_\_  
Home Owner Signature

\_\_\_\_\_  
Date