

Exhibit D

VILLAS OF ARDEN MILLS Patio Upgrade Rules and Regulations

Each unit owner signed a document at closing which indicated that you were declining the installation of a patio, and should you decide at a later time that you wanted to install a patio, that document contained the necessary information on how the patio was to be constructed. That document must be utilized in your discussion with any contractor that you choose, to do the work. The *purpose* of that document was to insure that there is consistent look to any new patio with the existing ones in our Community. The following complements that document and will insure a smooth installation and enable both the unit owner and the Association to protect their rights and assets.

- A. Determine the proposed site of the patio. Make a hand-sketched drawing of the existing trees, plants & shrubs and beds and superimpose the patio on this drawing. Make a note of any underground utilities that may be present.
- B. Meet with the contractor and discuss the above mentioned document, this document and the drawing. All existing trees, plants & shrubs must be preserved by the contractor and unit owner during the construction process. These are an asset of the Association. Should any of these be lost during the construction process, the unit owner will be required to replace them in kind. Contractor access to the proposed site must be restored to its original state.
- C. The patio fence must be exactly the same as what is installed in the rest of the Community. The pavers have two alternatives; original or interlocking, each with their own color definitions.
- D. The bed that is to be constructed along the patio fence must be professionally done. You may have the displaced shrubbery replanted there or alternative shrubbery so long as this has the approval of the Grounds Committee.
- E. Obtain the necessary bids for the patio, patio fence and landscaping. Submit these bid documents (pricing is optional) along with the drawing, to the Board with your Letter of Request.

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- F. These will be reviewed by the Buildings & Roads Committee who will prepare a recommendation which will be discussed at the next scheduled Board Meeting.
- G. Following approval, construction may begin.
- H. At the completion of the patio construction, requisite landscaping and site restoration, the Buildings & Roads Committee will inspect the site and advise the Board of a satisfactory or conditional approval.
- I. Should a conditional approval be given, the unit owner will be advised by the Board or its designee of the required work to complete the installation.

I have read the above Rules & Regulations and agree to them. I do agree to pay for all repairs and damage to the building and or underground utilities resulting from or related to the installation of the patio and to pay the cost to replace any shrubbery or other property item that is damaged in connection with this installation further agree to indemnify and hold harmless Villas of Arden Mills Condominium Association, its members, officers, directors and agents from any and all losses, claims, damages, liabilities, expenses, attorney's fees and costs, and obligations arising out of and related to injury to any person, or damage to or loss of any property occurring as a result of, related to, or in connection with the installation of the patio by me or my contractor.

Unit Owner
signature _____

Date _____

September 11, 2009