PPM
PROFESSIONAL PROPERTY MANAGEMENT, INC. OF RALEIGH
6739 Falls of Neuse Road · Raleigh, North Carolina 27615 · (919) 848-4911 · (800) 451-7639 · Fax (919) 870-7241

May 6, 2010
Dear Townes at Crabtree homeowners,

Thank you so much for your patience as the Board re-worked the patio specifications with the engineer. The new specifications follow and we are confident you will find them applicable to every property in the neighborhood.

Should you have any questions, please do not hesitate to contact me at crystal@ppmral.com or 919-256-3438.

Sincerely,

crystal whittenton

Crystal Whittenton, CMCA, AMS, PCAM
Community Manager

PATIO SPECIFICATION OUTLINE - The Townes at Crabtree

1 Site Preparation

1.1 General Responsibilities

1.1.1 It will be the responsibility of the owner to restore any/all adjacent property and common areas that are affected by the approved project
1.1.2 It is the responsibility of the owner to have termite/pest inspections conducted and treatments made as a result of disturbing soils adjacent to the property
1.1.3 For the approved construction of a patio, any/all sod and top soil will be removed and made available for common area touch-ups at the discretion and direction of the HOA.
1.1.4 All site plans will be reviewed in the context of their topography, however for general reference the following requirements are set forth.
1.1.4.1 Sub soil will be removed to a depth of seven (7) inches below grade and tamped.
1.1.4.2 Vapor barrier of at least 15 mil will be installed in direct contact with entire area to be paved.
1.1.4.3 A minimum of three (3) inches of ¾ minus crushed stone or aggregate will be installed and tamped over the entire area to be paved.
1.1.4.4 Concealed and/or dry wells, curtain drains may be required.
1.1.5 No excavation will take place without first having identified the location of buried utilities, pipes, cables, etc.
1.1.5.1 Any excavation will maintain the set-backs required by the utilities companies as appropriate

1.1.5.2 Any/all footings and/or exposed patio features will set-back from pre-existing structural features including, but not limited to, deck column piers, retaining walls, etc.

1.1.5.3 Should the location dictate that the construction of a retaining wall is required to augment the patio construction, it must be likewise included in the application, or approved under a separate request prior to submitting a patio plan for consideration.

1.1.5.3.1 In that retaining walls can and do represent different requirements (and liabilities) as structural elements, specific plans and specifications must be part of any application that considers their construction.

2 Permitting and Permissions

2.1 It is required that all required permits are in hand before excavation commences

2.1.1 No permission will be granted by any entity other than the HOA of The Townes at Crabtree

2.2 The approved form of request for consideration can be obtained from PPM or found on the web at www.townesatcrabtree.com.

3 Approved Material - Pavers

3.1 Pavers to be used will be equivalent to those commercially known as “Belguard, Dublin Cobble, fossil beige”, and/or Oldcastle, Red Brickface, 16” x 16”.

3.2 Solider courses and/or fixed corner “L-forms” will be used to properly contain the patio in place and to the dimensions approved.

3.2.1 Exposed elevations of greater than six (6) inches will be clad in brick or stone that matches or at least closely resembles that of the existing home construction.

3.2.2 Or should retaining walls be required, please refer to the approved specification and materials for such construction

3.3 Pavers will be installed on a bed of screened sand or “paver mix” a minimum of two inches (2”) in depth.

3.3.1 Pavers to be set by spread-filling with masonry sand and compacting.

3.3.2 Patio must be pitched a minimum of three sixteenth inches (3/16”) per linear foot, descending away from the adjacent existing exterior walls of the property.

3.3.3 In no way will the proper drainage of the new construction be allowed to adversely affect adjacent properties, common areas, and/or installations such as retaining walls.

3.4 Finishing and finishes

3.4.1 The currently approved paver configurations are those in section 3.1.

3.4.2 The colors are standard. Any coloration, or configuration, must be submitted in the application for pre-approval as an exception

3.5 Board-Recommended Contractor List

Name	Number	Pavers	Referred by?
Tony Kerr	625-3500	Yes	PPM
Dean Schaffer	610-1755	Yes	PPM