

Amendment the Declaration of Condominium of thy Heather Hill Apartment No 1 Association as recorded in Pinellas County FL Off REC BK 9997 PG 1493

Item No 23. Patio Slabs Apartment owners may build a patio area behind their apartment with the prior written approval of the Board of Directors. **To obtain the Board written approval the Apartment Owners shall submit to the Board their plans to build a patio.** The apartment owners are required at their own expense to obtain any and all governmental approvals, licenses or permits necessary to build patio.

The patios shall not be enclosed in any manner nor shall the patios be surrounded by bushes, fences wall or other items that would obstruct view or passage over the patios.

The patios cannot be used as storage areas. If an apartment Owner leaves his Apartment for a period of seven days (7) continuous or longer, said Apartment Owner shall remove any and all moveable items from the Patio before said departure. Should the Apartment Owner fail to do so, The Board of Directors shall have the right, but not the obligation, to remove all removable items from the patios and charge the owner for the cost to remove and store the items.

All Apartment owners with patios shall be responsible for any and all liability that arises from the construction, appearance, use and/or enjoyment of the patio. Apartment Owners may use the patio behind their Apartment provided said use is reasonable and does not amount to a nuisance to their neighbors. The Board of Directors has the right to make reasonable Rules and Regulations concerning the appearance, use and or enjoyment to of the patio slabs.

Patio Rules and Regulations effective April 28, 2014
Board minutes of April 28, 2014

Patios for units 1001-1029 (odd number only) can be the width of the Apartment and extending out twelve feet from the exterior wall of the apartment. The Patio must be made from concrete pavers –no poured concrete. The pavers must be installed so that it permits proper drainage.

Remaining Apartments 1002-1034(even only) and 871-883(odd number only) can have patios the width of their unit but MUST have space for access behind their apartment. The width for these apartments will be determined by the Board of Directors when request is made. The Patio must be made from concrete pavers –no poured concrete. The pavers must be installed so that it permits proper drainage.