

# **MONACO CONDOMINIUMS**

## **BALCONY, PATIO, UNIT ENTRANCE DESIGN GUIDE**

This guide has been amended and approved by Tim S. Huff, Court Appointed Receiver – Case #C2021512 (Monaco Condominiums). This guide supersedes and replaces all balcony, patio, and unit entrance rules issued before March 30, 2023. Balconies, patios, landings (unit entrance), and carports are considered common areas owned by the HOA (see CC&Rs, page 1, section B.4).

### The following are **NOT** allowed in unit patios or balconies:

Refrigerators, freezers, machinery, etc. Barbeques of any sort or open flame cooking devices. Propane tanks.

Storage of combustible materials, such as fabrics, wood, plastics, paper, trash, and cardboard is prohibited on balconies or patios since stucco over wood framing is combustible construction.

Clotheslines and drying racks, or any outside drying of clothes or other items on a balcony railing, awning, or other exterior portion of the Condominium Building.

No items (such as lattice or shade screening) may be affixed to the railings or stucco. No holes or punctures are to be made to the stucco. Examples: a) Hanging a plant from a hook installed on the fascia board above the front door, balcony, or other common area is not permitted. b) Installing screening / sunshades that are affixed to the stucco is not permitted.

Aluminum foil, plywood, cardboard, sheets or blankets, broken blinds, or torn curtains on windows.

Permanent carpeting or flooring.

### The following **ARE** allowed in unit patios or balconies:

- |           |   |
|-----------|---|
| Storage   | Up to two (2) portable storage bins, not to exceed 30 gallons each. Storage bin size not to exceed H 15" x W 20" x L 34". (See Balcony photo guide for example)   |
| Bicycles  | Provided they are not hung from the balcony ceiling and/or railing.   |
| Furniture | Designed for outdoor use only. Also, temporary outdoor rugs are permitted.  |
| Plants    | Up to ten (8) potted plants with drip trays on balcony. Up to two (2) potted plants with drip trays on landing area in front of any unit door.  |
| Dogs      | Up to two (2) provided they are within the allowed weight and are cleaned up after daily.   |
| Cameras   | Up to three (3) provided they are not permanently affixed to the stucco.  |
| Sunshades | Home Depot has the following styles that are acceptable. Approval is still required prior to installation. <ol style="list-style-type: none"><li>1. Radiance Cordless Light Filtering Weatherproof HDPE Horizontal Roll-Up Shade. Acceptable color is Sand Dollar – (See Balcony photo guide)</li><li>2. Coolaroo Pewter Cordless UV Blocking Fade Resistant Fabric Exterior Roller Shade. Acceptable color is Pewter – (See Balcony photo guide)</li></ol> |

## **Rules For Patios/Balconies That Have Security Screening**

### **Security Screening Already Existing:**

We acknowledge that some residents have already installed permanent security screening with locking security doors. These will be allowed to stay in place under the condition that at a later date, the HOA may choose to paint the outside according to the color scheme of the building.

Residents may choose to opt out of having their porch painted as long as the screening is already permanently installed. They will not be charged a fee. The outside may still be painted.

### **Security Screening Installed in Future:**

If a resident desires to install a security screen and security door in the future, they will be required to submit an architectural application. If approved and once the screen is installed, the HOA may paint the outside of the screen and door the same color as the other existing screens. The resident will reimburse the HOA for the cost of paint and labor.

Note: Having a security screened enclosed patio does NOT relieve any resident from adhering to the Balcony & Patio Design Guide.

Outdoor Furniture Example 1



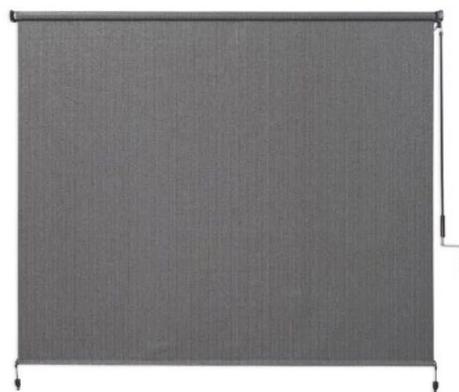
Outdoor Furniture Example 2



Sunshade Option 1 - Radiance Sand Dollar



Sunshade Option 2 - Coolaroo Pewter



Storage Bin Example

