

CONCRETE STRUCTURE / PATIO LANDSCAPE

Unit owners are responsible to repair and replace front steps, landings and walkways as necessary and may install rear yard concrete structures and patio landscapes. As a general rule, original structural design must be duplicated upon replacement. Basic requirements contained within the TRCT documents, uniform construction principals, township ordinances and common sense maintenance considerations should be followed.

For step/landing/walk resurfacing, field colors must be natural masonry. Brick border and riser designs are permitted, provided the colors are natural brick and/or coordinated with the field.

Prior to construction of concrete or patio installations in front yard, please submit a plan/drawing along with the 'Request for Exterior Work' form for Approval.

FRONT YARD

Steps, Landings & Walkways:

Over time, landings and walks will settle, creating an unacceptable appearance and hazardous conditions, including trip hazard. Uniform riser height for the entire distance, or "run", from the curb or common walk, to the door must be maintained. The International Residential Code, section R311.7.5.1, requires a maximum riser height of 7 ^{3/4} inches with greatest riser height not to exceed smallest by more than 3/8 inch. Per the Americans with Disabilities Act, the cross slope of a sidewalk should be no more than 1 unit in rise over 48 units across.

OUTSIDE REAR FENCE

Steps and above grade ramps outside of the fence perimeter are not permitted. Walk sections connecting Patios to Common walk requires express approval from the Board of Directors.

CONSTRUCTION GUIDELINES

For
TWIN RIVERS COMMUNITY TRUST
92 Twin Rivers Drive West
East Windsor, NJ 08520

**CONCRETE STRUCTURE
& PATIO LANDSCAPE**

S29