

# **Board Discussion**

Permissible Use Letters

**Grandfathered Patio**

Dear \_\_\_\_\_:

Parkfairfax is conducting an audit of the units that have installed patios behind their units. It is our understanding that the patio behind your unit was installed with the consent and permission of the Association and as such is considered grandfathered so that you are free to continue to maintain your patio on the Association's common elements. Please note that the patio over the current location is grandfathered. Please keep in mind that you do not have permission to alter, extend or expand your patio without the prior written consent of the Board of Directors. If you have any questions, please contact me at your convenience.

Sincerely,

Francisco Foschi, General Manager

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**Recently Discovered Patio**

Dear \_\_\_\_\_:

Parkfairfax is conducting an audit of the units that have installed patios behind their units. It is our understanding that the patio behind your unit was installed without the consent and permission of the Association and as such is considered to be in violation of the Association's governing documents in that it extends beyond the boundaries of your unit onto the Association's common elements. Unit owners are not authorized to place patios on the Association's common elements without first obtaining permission to do so from the Association. If you would like to keep your patio, you must submit an application to Management so that the Association can determine whether the patio qualifies to remain on the common elements. Alternatively, please remove the patio and restore the common elements to their original condition. If you have any questions, please contact me at your convenience.

Sincerely,

Francisco Foschi, General Manager