

F-11

CRYSTAL SPRINGS CONDOMINIUM ASSOCIATION
P.O. Box 182
Bellingham, MA 02019

Aug. 3, 1991

Dear Unit Owners,

Because of the great many questions concerning the construction of patio's, the Board of Governors has decided on a set of standards for size and construction materials. These standards are to be strictly adhered to.

SIZE (Please see attached drawings.)

1. All patio sizes are determined by the length of the privacy barriers extending from the back of the units. You may not build beyond these barriers!
2. In Building Type "A", unit owners may build their patio's out to the furthest privacy barrier (this affects end units only).
3. In Building Type "B", unit owners must build their patio's to the closest privacy barrier (this affects only one unit in Type "B" buildings). All Building Type "B" patio's will be the same size, approximately 19ft x 10ft.

CONSTRUCTION (see Detail "A" on drawing)

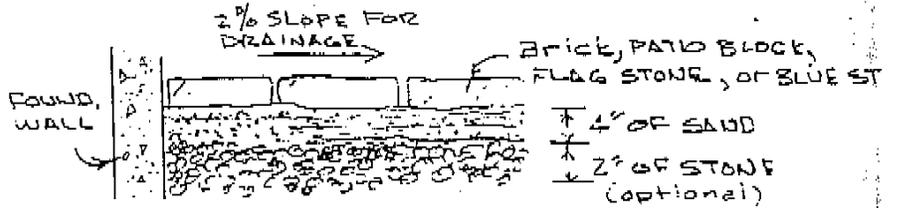
1. The approved building materials for your patio's are as follows:
 - * Brick, Patio Block, Flag Stone, Blue Stone.
2. These materials must be set in sand or stone dust. No cement is to be used under any circumstances!
3. Please "pitch" your patio away from your unit to prevent your basement from collecting water.
4. Please use some sort of pressure treated wood border to hold your patio together!
 - As an alternative to wood, interlocking (non mortar) block may be used (approved by Board of Directors, June 27, 2002)

It is important that these standards are followed. If a patio is built larger than it should be, you will have to rebuild it to the proper size, no exceptions. Please use the attached drawing, it will aid you in determining the correct size of your patio. If you have any questions please call us, we'll be glad to help. Thank you for your cooperation and enjoy your patio's!

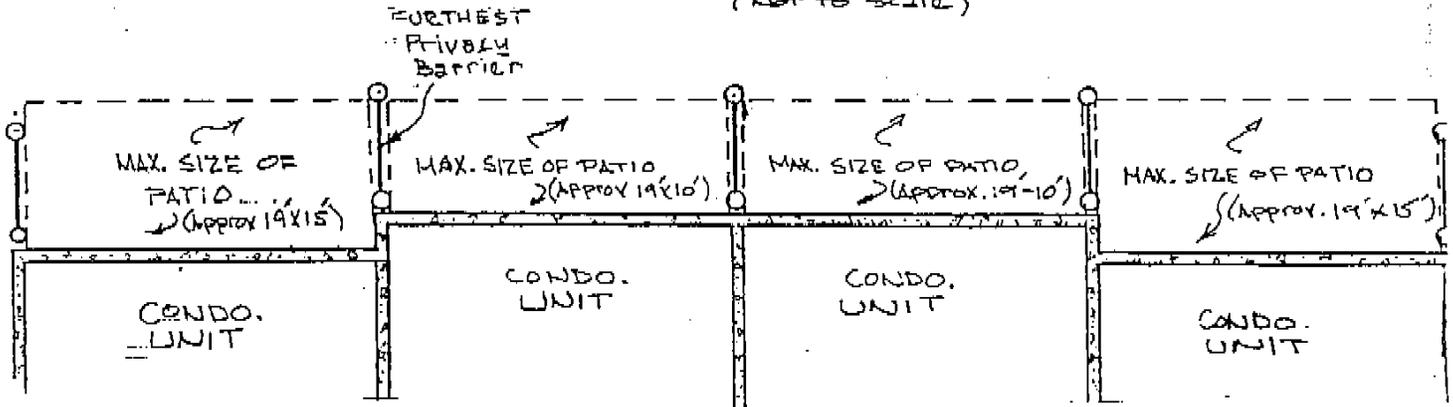
Your Board of Governors

14

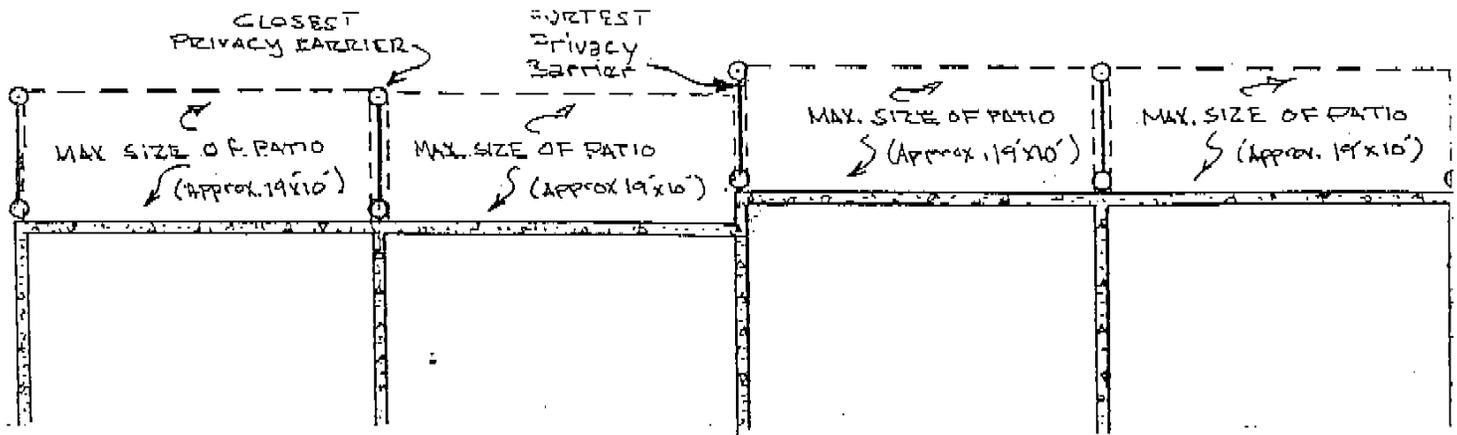
APPROVED METHOD ONLY!



DETAIL "A"
(NOT TO SCALE)



BUILDING TYPE "A"
(Scale: 1" = 16')



BUILDING TYPE "B"
(Scale: 1" = 16')