PARK PLACE OF ITASCA HOMEOWNERS ASSOCIATION

PATIO EXTENSION PROCEDURE

1. Submit request for forms (diagram and indemnification agreement and Architectural Application form) from:
   Sarah Krafcky
   Foster Premier Inc.
   750 W. Lake Cook Road Suite 190
   Buffalo Grove, IL. 60089
   Tel: (847) 459- 1222

2. Prepare diagram. Note Requirements.
   a. Maximum size of patio including stoops, steps and expansion is 169 square feet.
   b. Existing patio should be in good condition with no major cracks or settlement.
   c. All disturbed shrubs must be relocated or replaced (same type, size, maturity).
   d. All downspouts must discharge onto splash blocks a minimum of 3 linear feet from the dwelling and must not discharge so as to undermine the patio or grounds. If the area between two patios in less than 18" wide, the ground must pitch away from the dwellings and be topped with 4" to 8" of trap rock. The trap rock must extend to the ends of the patios.
   e. All sump pumps must discharge underground to culvert or run off area.
   f. Only poured, unstamped, natural colored concrete patios will be approved. As of mid-2024, the HOA is allowing broom finish and/or California Finish. See definition below.
      i. A broom finish: This is typical for outdoor flat work and keeps it from getting slippery. It's created by running a broom over the surface of freshly troweled concrete to create a textured finish.
      ii. California finish: This style creates a more decorative look with a smooth perimeter finish on each square and the broom finish through the middle.
   g. The gap between any two patios cannot be eliminated
   h. Provide a Certificate of Insurance from each contractor naming the Association for all contractors to be used (landscaping and concrete).

3. Submit request including Diagram, Indemnification Agreement, Certificates of Insurance, and Architectural Application to Foster Premier as above.

4. After approval complete and submit Building Permit to the Village of Itasca.

5. Notify Foster Premier of installation and completion date.