

## Patio Addendum to Special Easement Agreement

In addition to any requirements set forth by the township, the following rules apply:

The township has given zoning approval for patios at Bethel Grant.

1. The total size of any patio addition will not exceed 96 square feet (concrete only). Examples: 8'x12', 5'x19', 4'x24', etc..
2. The unit owner must have plans approved by Bethel Grant Council.
3. The unit owner must request a permit from Worcester Township office for the plans after receiving Council approval.
4. The unit owner must sign a limited domain letter .
5. Council must have a copy of contractor's and subcontractor's insurance.
6. Concrete trucks and any other vehicles are not permitted on the lawn area.
7. The unit owner, or authorized agent, must contact all utility and service companies, i.e. PECO, Comcast, etc., for marking of underground cables, conduit, or piping.
8. Any damage to TV cable, electric lines, drainage pipe, sewer pipe, water lines, or any other utility's service lines or equipment, or to Bethel Grant's common element is the sole financial responsibility of the unit owner.
9. All drainage pipes under patios must be schedule 40 or better. If the existing pipe is not schedule 40 or better, it must be replaced at the owner's expense.
10. The unit owner is responsible for all repairs to lawn area.
11. The unit owner may, at his/her own expense, have plantings around the finished patios. Plantings must be approved by Council and be maintained by the unit owner at a height of less than 4 feet.

Acknowledged:

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Unit Owner(s)

\_\_\_\_\_  
Date