

Laurel Park Place Owners Association

Policy on Patios

and

Specifications For Porch Tile Installation

Updated Sep 25, 2018

Policy on Patios

Note: The porch is considered that piece of the sidewalk attached to the house and/or on top of the foundation and under the cover of the house roof even if part of it extends beyond the foundation/roof.

1. Resident must initiate a request via email or in writing to Worthy Management and indicate whether they are asking for association-paid installation or are paying the full price themselves and will sign, upon request, that they have read and understood these rules. The board will not address any issues based upon walk-around or oral requests.
2. The board will make a determination as to need based on its review of the condition of the porch. Should the board **not** approve the request, the owner can pay for the tiling (tile and installation) but only according to the standards below.
3. The tile will be selected by the board. Only approved tile shall be used even though the owner pays for it. No custom colors or other tiles will be permitted. The approved tile is Marazzi VitaElegante Ardesia 12 in. x 12 in. Porcelain Floor Tile. Note that should this tile no longer be available, be priced too high, or for any reason the board decides that a different tile shall be used in the future, the board, at that time, may change the tile to a new design.



Photo of Board-Approved Tile

4. The owner must pay for cost of the tile and, if approved by the board, the association will pay for installation of the tile. If the board denies the request, the owner must use board-approved tile and a contractor selected by the board who uses board-approved installation methods. The owner must directly pay the contractor for both

tile and installation if not approved. The owner will be directed to either pay the contractor or pay the association at the board's discretion.

5. The association will pay for maintenance unless there is a sign of impact damage or damage caused by the use of chemicals or salt. The board shall be the sole determiner of the cause of the damage.
6. Residents choosing to have tile installed by the association or at their own expense should note that, while the tile is used for outside wet environments, it can be more slippery than the concrete and the owner must retain responsibility for determining if the use of tile is safe. The owner is responsible for the cost of restoring the porch to its previous condition if, for any reason, they determine that they no longer want tile. The owner also is responsible for telling the next owner that those issues exist.

Specifications For Porch Tile Installation

1. Clean the concrete slab thoroughly before laying tile.
2. Apply Silicone caulking to any sides of the porch adjacent to house walls.
3. Apply a waterproofing membrane, such as RedGard, to the slab before tiling.
4. The tile shall be Marazzi VitaElegante Ardesia 12 in. x 12 in. Porcelain Floor Tile
5. Use Quartzlock2 or comparable Urethane grout.
6. Use Versa Bond Gray Professional Thin-set Mortar.
7. Install Marazzi VitaElegante Ardesia bullnose tiles along open edge of patio even with the edge of the patio slab.
8. Any deviation from this requirement must be approved in writing.