

Meridian Valley Maintenance Association

Detached Outdoor Living Structures/Gazebos/Pergolas

The Architectural Committee of the Meridian Valley Maintenance Association recognizes the advancement in building technologies and economies of scale, and subsequent to requests from property owners, is recommending to the Board of Trustees the adoption of a policy allowing for the installation of detached outdoor dining/living structures/gazebos, purchased as a kit, at retail for the do-it-yourself segment of the market.

It is recognized that while the policy for storage sheds, garages for automobiles and golf carts requires attachment to the home with identical siding, roofing and paint, this policy addresses the seasonality of outdoor living in our region. Adoption of this policy by the Board of Trustees shall be subject to the review by legal counsel. The policy shall read as follows:

Policy for Detached Outdoor Living Structures

- The Architectural Committee shall approve the materials & location of the detached outdoor living structure installation prior to construction/installation
- The detached outdoor living structure shall not exceed the length & width dimensions of 12' x 14' and not taller than 10' (finished height from ground level).
- The detached outdoor living structure shall be positioned at ground level, without elevation or steps, on approved pavers, or existing patio pad, and may not be permanently affixed. (see and adhere to the MVMA Cement Policy).
- The detached outdoor living structure shall be retained in good condition, any wear shall be refurbished to original new condition
- The detached outdoor living structure may have a metal roof, as is typically featured at retail for the do-it-yourself kits. Roofing/covering materials of plastic/vinyl/canvas or similar flexible/nonrigid roofing material/covers shall be prohibited.
- As with dog runs, (see MVMA policy on dog runs) the structure shall be removed when:
 - The property owner does not use the structure.
 - The structure is in a deteriorated state (and/or when the property owner does not maintain to the standards of the Architectural Committee).
 - The structure shall be removed prior to the property being listed for sale, or is sold/transferred to another party/parties through a private sale/transfer.

There shall be only one (1) detached outdoor living structure on a parcel, and it is hereby recognized that the detached outdoor living structure shall have no value.