

EXHIBIT "K"

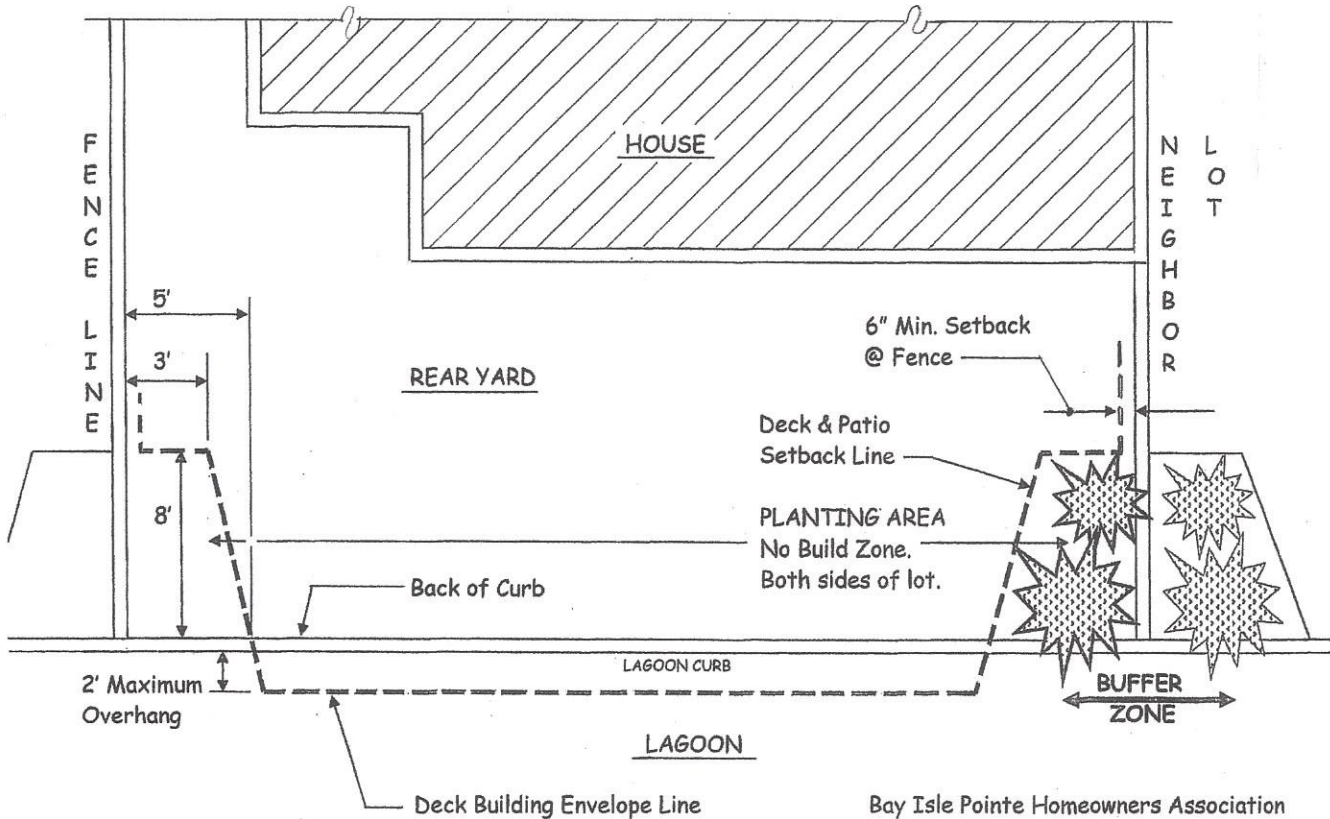
Deck & Patio Setbacks for Lagoon Lots

General Requirements

This exhibit establishes *minimum* setbacks for decks and patios from existing side yard fences and from the lagoon curb for planting areas. These landscape areas provide *buffer zones* between adjacent lots to minimize the appearance of "hardscape run-on", where a series of decks on adjoining lots abut one another in a continuous, uninterrupted line of decks and railings without landscaping breaks.

This setback and building envelope requirement shall apply to any lagoon lot rear yard in which the deck was constructed and/or modified without approval after December 4, 1989, or where a substantial portion of an existing deck *structure* is being replaced, redesigned, or modified from the originally approved deck configuration. Similarly, all new patios and other hardscape improvements must meet the planting area setback requirements.

Lagoon Lot Deck & Patio Building Envelope & Setbacks - Diagram



Bay Isle Pointe Homeowners Association
Patio and Deck Building Envelope
For Lagoon lots
Architectural Guidelines, 2005
Revised 2020