# Mission Ridge

June 2025 Newsletter

## BALCONIES AND PATIOS AT MISSION RIDGE

You may be aware that the balconies and patios at Mission Ridge are exclusive use common areas. As such the Association has certain jurisdiction over what may be affixed or stored on them. Because this year we have had significant changes in the rules pertaining to the balconies and patios we thought it would be a good idea to remind all residents of the rules relating to them.

1. Due to restrictions by our insurance carrier, we are no longer allowed to have grills or smokers on the balconies or patios.
2. Balconies and patios are not storage areas. Only specific storage containers are allowed, and they must not extend above the balcony railing. For patios the height can be no higher than 43 inches. If a resident wishes to place a storage unit on either exceeding the height restriction an architectural application must be completed.
3. Repair and maintenance of the decking is the responsibility of the Association UNLESS a modification has been made. If a modification has been made, such as laying tile or indoor/outdoor carpeting, then the responsibility reverts to the unit owner.
4. Strings of lights are not allowed to be installed except for certain holidays. Those holidays are generally defined as the period from Thanksgiving through the Christmas period. Lights must be removed within 15 days after the holiday.
5. Any screens installed on the balcony or patio, whether attached or free standing, must be a tan or almond in color, must be in good condition, aesthetic, must be of good quality, and of a material approved by the Association. If attached, screens must only be mounted to the inside of the balcony or patio.
6. For second and third floor balconies insurance restrictions do not allow any item to extend past the balcony railing. Items may fall injuring someone below. Nothing can be placed on the balcony railing (such as potted plants or decorations).
7. For first floor patios entry or exit is not allowed through the landscaping.


Onsite Office
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Office Hours
Monday-Friday
8:00am-5:00pm

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Please Help Keep Mission Ridge Safe!
If you see suspicious people on the premises, please call the Non-emergency Police Number (619)531-2000


Keystone Pacific Management
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858-587-9844
Keystone Pacific Property Management's Emergency Number 760-643-2200