

YOUR HOMEOWNERS ASSOCIATION PROPERTY IMPROVEMENT HANDBOOK

PIM-10

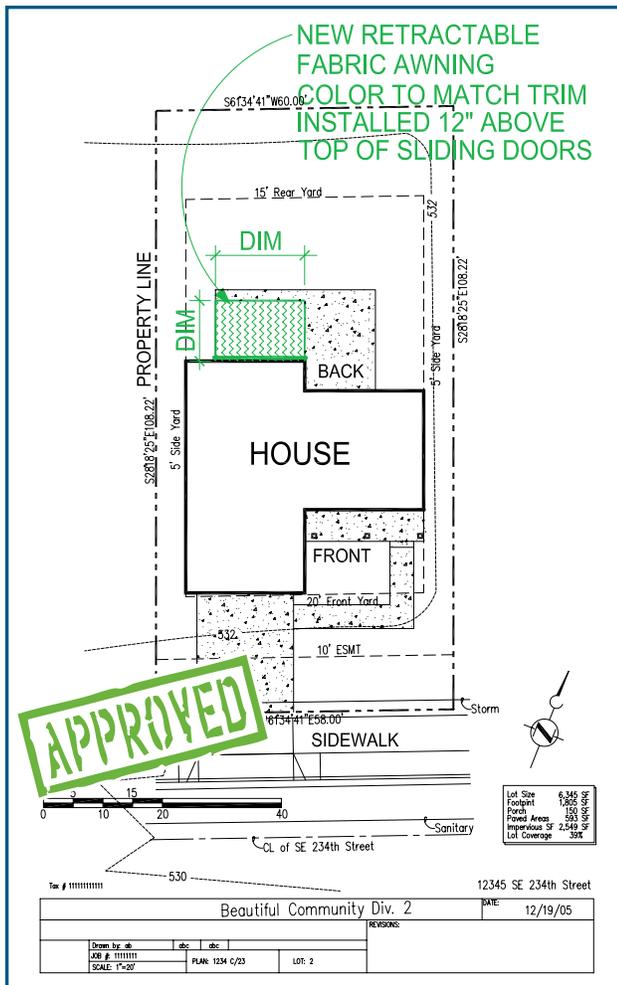
Awnings and Patio Covers

The following Property Improvement Memo has been provided to assist Homeowners in preparing Property Improvement Applications to the Association. It lists information which must appear on submitted applications.

Sample Site Plan

See Definitions for Site Plan.

The Sample Site Plan below shows additional information needed, in green, for application of awnings and patio covers.



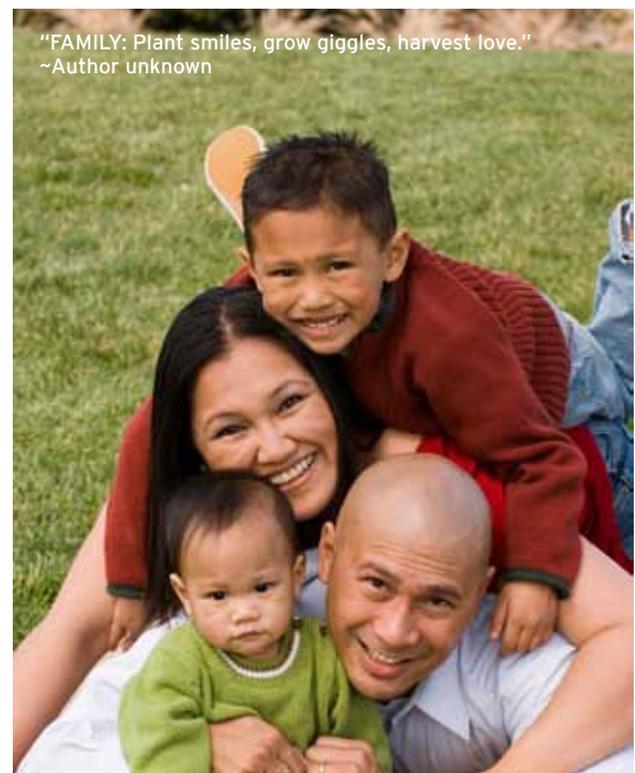
Application Requirements:

- Completed Application Form.
- Site Plan - Use site plan of your actual property provided by your Developer/Builder as basis for application.

Add to the Site Plan:

- Drawing of proposed location of new awning or patio cover.
- Setbacks and awning dimensions indicated.
- Height and material of awning or patio cover and supports.
- Elevations and plans for patio covers.
- Photograph or drawings of the type of proposed awning or patio cover.

You may be required to provide additional information, including a professional survey, to meet specific requirements of the Property Improvement Committee. Do not begin construction until you receive all of the appropriate approvals.



Awnings and Patio Covers Construction Requirements

Figure A

Configurations RECOMMENDED



Construction Requirements:

- All window and patio awnings require a Property Improvement Application and approval.
- Corrugated metal, plastic or vinyl awnings are not allowed, see Figure B.
- Patio covers and awnings must be professionally attached to the house and designed to withstand wind and other natural conditions.
- Permanent patio roofs must complement the scale of the house and not violate any setbacks or impervious rules.
- Depending on their size, permanent patio roofs must either shed water onto the property, or collect water into gutters and downspout connected to the property's storm drainage system.
- Permanent patio covers may be considered a part of impervious surface on your property, if they cover a permeable surface. Impervious rules may not be violated.

Construction Recommendations:

- Awnings on the front or sides of the house are discouraged.
- Retractable fabric awnings must be of neutral colors corresponding with the color of siding or trim and appropriately sized for the window or door. See Figure A.
- Awnings must be maintained as to avoid a worn, torn or faded appearance.
- Use reputable manufacturers and installers of retractable fabric awnings. Minimum of a 3 year warranty is recommended.
- Roofs over patios must match the existing roof of your house.
- Permanent roof over patio must complement your house in size, scale and design. The roof must look like an integral part of your home.
- Patio table umbrellas and portable picnic area covers sold at home and garden stores can be used in the back yard only as long as they are aesthetically pleasing. They must be removed or disassembled at the end of the summer season. They are not acceptable as permanent patio or deck coverings, see Figure B.
- Should you have specific questions regarding the siding warranty for your home, please refer to the warranty you received at closing.

