



## **Policy ARB-04**

### **AWNINGS POLICY**

#### **1.0 REFERENCE(S)**

CC&R, Article IV, Section 4.03, 4.04; Article V, Section 5.07; Article X; ISHOA Policy ADM-11.

#### **2.0 PURPOSE**

Based on the ARB's mandate (CC&R's Article IV, Section 4.03) to preserve the architectural and aesthetic appearance of the Development, any proposed alterations or additions to a resident's property must be compatible with the architectural characteristics of the owner's home, adjoining houses and the neighborhood setting. These considerations also apply to awnings.

Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, colors and construction detail. Proposed alterations should relate favorably to the landscape, existing structure and the neighborhood. Color may be used to soften or intensify visual impact. Parts of any addition that are similar to the existing home should match in color and material.

#### **3.0 POLICY**

- 31** All awnings shall be approved by the ARB prior to any installation activity.
- 32** In order to maintain the community wide standard of uniformity and appearance, all awnings will meet the following criteria:
  - 3.2.1 Covering patios only.
  - 3.2.2 Color complimentary to the house.
  - 3.2.3 Electrically actuated with auto wind protection.
  - 3.2.4 Constructed of durable materials with a minimum 5 year life.
- 33** Must be replaced/repared when wear/damage is noted by the home owner or the Compliance Committee in compliance with Policy ADM-11. Repair/replacement to consist of original parts and color.
- 34** Installation must be permanent and completed by qualified persons.

#### **4.0 RESPONSIBILITY FOR POLICY**

The Board or its delegate is responsible for enforcing, maintaining and keeping this policy current and to obtain Board approval of changes, as necessary.

#### **5.0 EFFECTIVE DATE AND RECORD OF AMENDMENTS**

**09/21/2017**, Original Awnings Policy, Board Motion 2017-048, effective 12/1/2017.

**08/19/19**, Amended Policy by Board Motion 2019-039, Revised language to community wide standard, Effective September 16, 2019.