

**MARSHALL HEIGHTS HOMEOWNERS ASSOCIATION**  
**Specifications for Retractable Awnings for Rear Decks and Patios**

Procedure for Obtaining Approval of Alteration

The unit owner shall apply for approval of the alteration on a form provided by the Association (Request for Alteration Approval).

The unit owner's request shall reflect that the proposed alteration conforms to the Association's regulations and to the pre-approved specifications noted below.

Responsibility of the Homeowner

The unit owner is responsible for the purchase price (including the installation charges) of the alteration).

The unit owner is responsible for maintenance, repairs and upkeep of the alteration. Maintenance and upkeep of the alteration shall be at the unit owner's expense. Maintenance and upkeep must be consistent with the general standard prevailing at Marshall Heights Homeowners Association.

If the Association determines the alteration has become a nuisance or a hazard, falls into disrepair, becomes unsightly or infringes upon the right to free enjoyment of the common element, the Association shall have the right to cause the alteration to be removed at the unit owner's expense.

Specifications

1. Awnings are only allowed to be installed in the rear of the units over rear patios or decks.
2. The awnings cannot extend past the rear patio or deck.
3. The awnings shall be constructed of "Sunbrella" or similar acrylic performance fabric and shall have a straight edge.
4. The awning color and braiding shall be a solid color within the navy, brown, grey, black, burgundy, white or creme color families, or such other additional or alternative colors as approved by the Association's Board from time to time.
5. No decorative additions (including, without limitation, fringe or monograms) are permitted.
6. The awning hood must be white or light creme.
7. If a mounting board is needed, the awning must be attached to a pressure treated wood mounting board. The mounting board must be painted to match the siding.
8. The awnings may be operated by hand-crank or electric motor. If motorized, all wiring must be run into the interior of the town home unit. This work must be done by a certified electrician.

9. Electronic options such as wireless keypads, wind sensors, etc. must be itemized in the Request for Alteration Approval.
10. Awnings must be retractable.
11. Prior to commencing the installation work, the unit owner must submit to the Association a certificate of insurance from the installing contractor evidencing that the installer maintains commercial general liability insurance with a limit of not less than \$1,000,000 per occurrence and workers comp. insurance, if required by applicable law, at statutory limits to cover the installing contractor's employees, and naming the Association (Marshall Heights Homeowners Association) an additional insured on the commercial general liability insurance.