

Village at Marshall Ridge - Awning Installation Addendum

- 1) Homeowner MUST have an approved Alteration Request prior to installation of an awning on their Unit. Please submit request to Management Company and allow ten (10) days for review.
- 2) Awnings will only be approved for installation in the rear of a Unit over an existing deck or patio.
- 3) Awnings must be of the motorized retractable canvas type with wind sensor and automatic-retracting function in high wind. No fixed awnings will be permitted.
- 4) Awnings cannot have screening/canvas roll-downs on the sides or front.
- 5) Awning fabric must be Sunbrella fabric with a neutral and solid color (no stripes) to match the existing siding on the Unit as closely as possible.
- 6) Awning support arms must be neutral in color to match the existing siding on the Unit as closely as possible. All mounting hardware and materials must be exterior-grade and/or powder-coated aluminum.
- 7) The electrical connection for the awning must be one of the following;
 - An outdoor outlet box with a weather-resistant cover mounted on the Unit just below the awning mounting location.
 - Power cord in a color matching the existing siding as closely as possible, run neatly and fastened to the Unit from the awning to existing outlet.
- 8) All maintenance or repair of the awning, including but not limited to water intrusion of the Unit, or damage to the siding or exterior of the Unit or an adjacent Unit, is the responsibility of the homeowner.
- 9) Awnings must be maintained and kept in good condition. If the fabric becomes torn or tattered, if the awning becomes inoperable or detaches from the Unit, or if the awning mechanicals are damaged, the HOA will require the homeowner to have repair(s)/replacement(s) made or to remove the awning in its entirety. If at any time the awning is permanently removed, the exterior of the Unit will be returned to its original condition at the homeowner's expense.

Homeowner: _____ Address: _____

Signature: _____ Date: _____