

KINGSLEE HEIGHTS HOME ASSOCIATION
DESIGN STANDARD FOR EXTERIOR CHANGES, REPAIR AND
CONSTRUCTION

Subject: Retractable Deck Awnings

Adopted: July, 2001

The following standard is to be used for Installation of Retractable Deck Awnings.

NOTES: Please refer to Documents 010 and 011, Application Form, and Guidelines, which state that approval of the KHHA Board is required prior to start of construction or installation. Owners are not to proceed, except in extreme emergency situations, until they have received a signed copy of Disposition of Application, Document 013. In General, homeowners are not encouraged to perform installation and repairs above the ground level. When Ladders or other access is required from community property, it is recommended the work above the first level be performed by a licensed and insured contractor

DECK AWNING SYSTEM:

Deck Awnings will typically be mounted above a patio door and/or windows facing the deck with a south or west exposure to provide shade to the deck and the house itself. The awnings are retractable either manually or by an electric motor. The following items define the requirements for these awnings.

1. The minimum width of the awning shall be no less than half the length (27 foot dimension) of the deck, with placement to be approved by the ACC.
2. The Applicant must specify whether the awning is to operate manually or is motorized.
3. The Committee recommends that awning styles with a totally covered frame be utilized, since they are more esthetically pleasing to the total décor of the installation.
4. **FABRICS:** The fabric color and shade should approximately match the color and shade of the building siding. A striped pattern should run vertically through the fabric (perpendicular to the house wall viewed from above) of a color and shade slightly darker than the fabric background.

5. To preserve uniformity of color, shade, pattern and style, all awnings installed on the building shall be of similar frame type, fabric color, shade, pattern and style. The first Applicant for an awning for a building must submit copies of Doc. 12, Neighbors' Acknowledgment, signed by the adjacent Owners in the building.
6. The ACC and the Board of Directors shall have final approval of color, pattern, style and quality of fabrics and frames.
7. Approved Awning as of this date is manufactured by Eastern Awning Systems or approved equal. Owners are encouraged to submit other manufacturers meeting this Standard for approval.

ARCHITECTURAL CONTROL COMMITTEE