

Window Solar Screen Standard Adopted

In February, owners cast an Advisory Ballot on several issues including solar screens. The majority of owners casting ballots wanted the Board to adopt a standard exterior screen and approve all owner requests to install the standard screen. The Board adopted the solar screen standard described below.

- ❑ The solar screen frame must match the color of the bronze metal window frame (not the wood trim)
- ❑ The screen mesh must be close to the color of the original screens installed by the builder (not other people's solar screens). The owner must present a screen color swatch to the Board (not smaller than 6 X 6 inches) to confirm that the color is close BEFORE installing screens. One color code could not be provided as color codes vary by vendor.
- ❑ A single frame must cover the entire window
- ❑ There can be no spars or other decorative patterns in the mesh or frame
- ❑ The solar screens must be installed and maintained at the owner's expense. The solar screens must be removed at the owner's expense if required for building maintenance.

The Board considered a number of solar styles and colors. Recognizing that some owners will keep the existing window screens and other owners will want to install solar screens, one of the primary considerations was to adopt a solar screen style and color similar to the existing screen style and color. The similar style and color will avoid a hodge-podge appearance in the community.

Any owner who wishes to install the approved solar screen standard must submit an architectural request for Board approval before installing screens.

Any owners who have installed solar screens without Board approval that are not compatible with the new solar screen standard will be asked to remove the screens.

If you have any questions about the solar screen standard, please call The Property Group.