

Quail Run Summary
Section 26 – Awnings
Updates Approved – June 2, 2025

SPECIFICATIONS AND SUPPLIERS

Only the authorized suppliers and installers listed in this section are permitted to install, maintain or remove awnings in Quail Run. An owner wishing to use a supplier and/or installer not currently authorized may petition the Council to approve the new supplier or installer. All awnings must be installed by a professional and insured contractor specializing in awning installation. Self-installations by homeowners or installations by a contractor not specializing in awning installation, defined as less than fifty-percent (50%) of their business, will not be considered by Council and are not permitted.

A fixed frame awning is defined as a professionally manufactured and installed welded metal frame attached in a fixed position to the building and deck that is finished with a durable fabric cover.

A retractable awning is defined as a professionally manufactured and installed cantilevered awning supported entirely from a building mounted support system. The awning may be retracted on a roll or mechanically folded into the building mounted support system.

The following suppliers and installers are authorized by the Association to work in Quail Run:

- Country Canvas Awnings
72 Davis School Road
Washington, PA 15301
(724) 228-2707
www.countrycanvasawnings.com
- Mt Lebanon Awning
5309 Thoms Run Road
Presto, PA 15142
(412) 221-2233
www.mtlebanonawning.com

COUNCIL REVIEW

An owner must obtain approval of the Association Council prior to a new awning installation or replacement of an existing awning canopy or structure. Written requests must be sent to the Quail Run office by mail, hand delivery or e-mail to obtain Council's approval for installation. The written request at a minimum should include the awning supplier/installer information, fabric type and color, awning type and awning dimensions and details. An owner wishing to use an awning fabric manufacturer, color or style not currently authorized may petition the Council to approve a new fabric color or style. Once an awning is approved, then the Council will provide written approval to the owner. An awning installation cannot begin until written approval is provided.

An owner installing a new awning or replacing an existing awning on a building that has another existing approved awning in place must match the style and color of the existing awning. Council may waive or amend this requirement on a case-by-case basis as necessary to ensure an attractive look that enhances the community. If a color or style of an existing awning is no longer manufactured, then the Council will make the final selection and determination of the permissible awning color and style for any new or replacement awnings for such building.







AWNING SPECIFICATIONS


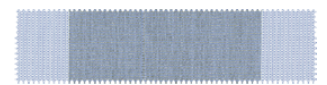
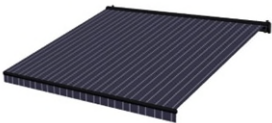
Only steel and aluminum frames and support structures are permitted for fixed frame and retractable awnings following all requirements of this section. Only canvas or fabric awnings are permitted. Awnings may only be installed to the rear of the unit over wood or composite decks with a railing. Awnings over a window(s), front entry or any other exterior area is not permitted. Awnings over a concrete patio, concrete patio slabs or over a lawn area are not permitted.

The following colors and patterns are permissible:

- For buildings with beige siding (Buildings 1 through 7, 11, 26 through 39 and 41 through 50):

Table 26-1 – Buildings with Beige Siding Permissible Awning Colors and Styles

	Manufacturer	Color/Style Name	Color/Style Number
	Sunbrella	Heather Beige	4672-0000
	Sunbrella	Marco Sandstone	4706-0000
	Sunbrella	Heather Beige Classic	4954-0000
	Sunbrella	Westfield Mushroom	4817-0000
	Tempotest	Beige	T-52
	Tempotest	Champagne Brown	T-5371/ 106
	Tempotest	Desert Dune Blend	T-5398/ 930
	MaxShade (Retractable Only)	Linen	

	Tempotest	Carbon Blue Blend	T-5398/107
	Tempotest	Cloudy Sky Blend	T-5398/17
	MaxShade (Retractable Only)	Café Navy	

Side drop awnings side drop awnings may be installed. Side drop awnings must be of the same materials and must be the same color as the awning. Side drop awnings are to be of a construction to allow them to be rolled up and stored when not in use.

Non-retractable, fixed frame awning structures must be anchored into the second story floor joists and/or studs and to the building deck (cantilever deck) or building deck and ground (ground level decks or patios) meeting all applicable manufacturer specifications and building codes. Ground mounted posts placed in the ground must be anchored with a concrete footer. Anchors or connections into the soffit or anchored into the siding only are not permitted. The owner will be responsible for any repairs to the building occurring as a result of the awning installation.

Retractable awning structures must be anchored into the second story floor joists and/or studs with brackets and lag bolts meeting all applicable manufacturer specifications and building codes. Anchors or connections into the soffit or anchored into the siding are not permitted. Anchors or connections attached to the roof or above the top floor windows are strictly prohibited. The owner will be responsible for any repairs to the building occurring as a result of the awning installation.

Retractable awning full cassette or semi-cassette protection covers are permitted. The full cassette or semi-cassette must be the manufacturer's or installer's recommended cassette provided specifically for the awning being installed. Cassette or semi-cassette anchors, attachments and supports must be installed according to the manufacturer's instructions and must meet all Association and local building code requirements.

The electrical power source for a retractable awning must be provided from a new or existing GFCI outdoor electrical outlet installed within eight-feet of the awning power supply. New electrical outlets must be installed by a professional, licensed electrician meeting all applicable municipal building codes. The power cord to the awning power supply must be installed to minimize the slack and be hidden from view against the door frame and/or window frames.

Retractable awnings utilizing motion sensor and/or wi-fi communication technology are permitted following all manufacturer requirements and recommendations. The dependence on and use of wi-fi technology and devices does not remove the owner's responsibility to ensure the awning is retracted for weather and wind conditions. The owner will be responsible for ensuring that the retractable awning is closed when weather conditions require or when it is not in use. The owner will be responsible for any

damage to the building, limited common or common areas caused by a retractable awning that fails due to wind and weather conditions.

ALLOWABLE AWNING DIMENSIONS FOR CANTILEVER DECK

Either fixed or retractable type awnings are permissible for installation over cantilever decks. The awning installation must be centered on the building. The maximum width and maximum extension from the building line are as follows:

Table 26-3 – Permissible Awning Dimensions for a Cantilever Deck

Unit Width	Awning Required Width	Awning Required Extension From Unit
15 Feet	Match Width of Existing Deck	See Notes 2 through 4
17 Feet	Match Width of Existing Deck	See Notes 2 through 4
20 Feet	Match Width of Existing Deck	See Notes 2 through 4

Note 1: Awning widths less than the width of the existing deck as measured between the inside edges of the existing railings perpendicular to the building are not permitted.

Note 2: The awning extension must match the existing deck length as measured from the exterior face of the building to the outside edge of the outside railing parallel to the building. Awning extensions less than the existing deck length are not permitted.

Note 3: The required extension from the unit for a fixed frame awning and all components must correspond to the existing deck length for the unit and shall not be greater than the distance from the building to the outside edge of the deck railing. A fixed frame awning extension from the building cannot be less than the existing deck length.

Note 4: The required extension from the unit for a retractable awning and all components must correspond to the existing deck length. Retractable awnings must not extend more than six (6) inches past the outside edge of the outside railing parallel to the building. The minimum extension from the unit for a retractable awning is to be within six (6) inches from the outside edge of the outside railing. Retractable awnings must be retracted when not in use. Retractable awnings must be retracted during any National Weather Service storm watch or warning; during any thunderstorm, rain or hail weather event; when wind speeds or gusts exceed fifteen (15) miles-per-hour (mph); during any snow or ice event or when weather conditions exceed the specifications provided by the awning manufacturer.

ALLOWABLE AWNING DIMENSIONS FOR GROUND LEVEL DECK

Either fixed or retractable type awnings are approved for installation over ground level decks. The allowable maximum width and maximum extension from the building for these awnings are as follows:

Table 26-4 – Permissible Awning Dimensions for a Ground Level Deck

Unit Width	Awning Required Width	Awning Required Extension From Unit
15 Feet	Match Width of Existing Deck	See Notes 2 through 4
17 Feet	Match Width of Existing Deck	See Notes 2 through 4
20 Feet	Match Width of Existing Deck	See Notes 2 through 4

Note 1: Awning widths less than the width of the existing deck as measured between the inside edges of the existing railings perpendicular to the building are not permitted.

Note 2: The awning extension from the unit for a fixed frame awning is as follows:

- For a deck measuring twelve (12) feet from the building face to outside railing – The awning must be a minimum of six (6) feet and no longer than eight (8) feet as measured from the exterior face of the building to the outside edge of the awning and awning structure.
- For a deck measuring sixteen (16) feet from the building face to outside railing – The awning must be a minimum of ten (10) feet and no longer than twelve (12) feet as measured from the exterior face of the building to the outside edge of the awning and awning structure.
- All fixed frame awnings on a building must extend to a fixed dimension such that the outside edge of the awning and awning structure for all awnings in the building form a straight line across the back of the building.

Note 3: The awning extension from the unit for a retractable awning is as follows:

- For a deck measuring twelve (12) feet from the building face to outside railing – The retractable awning must be a minimum of six (6) feet and no longer than eight (8) feet as measured from the exterior face of the building to the outside edge of the awning and awning structure.
- Deck measuring sixteen (16) feet from the building face to outside railing – The retractable awning must be a minimum of ten (10) feet and no longer than twelve (12) feet as measured from the exterior face of the building to the outside edge of the awning and awning structure.
- All retractable awnings on a building must extend to a fixed dimension such that the outside edge of all fixed frame and retractable awnings and awning structures in the building form a straight line across the back of the building.

Note 4: The required extension from the unit for a retractable awning and all components must correspond to the dimensions provided in Note 3. Retractable awnings must be retracted when not in use. Retractable awnings must be retracted during any National Weather Service

storm watch or warning; during any thunderstorm, rain or hail weather event; when wind speeds or gusts exceed fifteen (15) miles-per-hour (mph); during any snow or ice event or when weather conditions exceed the specifications provided by the awning manufacturer.

AWNING MAINTENANCE

Awning canvases must be maintained in clean and good condition with no tears, patches, visible stitching fading or discoloration. The awning fringe must be intact with no tears or signs of deterioration. Awnings on a fixed frame and with an extension of seven (7) or more feet from the building must be removed and stored by a Quail Run authorized professional awning contractor between November 1st and April 1st each year due to the potential for collapse from snow loads. It is recommended, but not required, that fixed frame awnings with an extension of less than seven (7) feet from the building be removed and stored by a Quail Run authorized professional awning contractor between November 1st and April 1st.

Awnings must be kept clean from dirt, mold and mildew. Powerwashing awnings while attached to the building structure is not permitted.

Awning frames must be kept in good condition with industry standard and secure attachment(s) to the building, deck and/or ground. All posts and supports must be in good condition, unbent and rust free.

Awning frames must be in use with an awning in place at a minimum between May 1st and October 1st. Awning frames that do not have an awning for more than thirty consecutive (30) days between May 1st and October 1st must be removed.

Retractable awning operation motors, hardware and control switches must be maintained and in operational working order at all times.

Retractable awnings must be retracted when not in use. Retractable awnings must be retracted during any National Weather Service storm watch or warning; during any thunderstorm, rain or hail weather event; when wind speeds or gusts exceed fifteen (15) miles-per-hour (mph); during any snow or ice event; or when weather conditions exceed the specifications provided by the awning manufacturer. Owners will be responsible to reimburse the Association for damage caused to an Association building, common element or limited common element caused by damage from an open and extended retractable awning that is not closed.

CANOPY TENTS, FREESTANDING AWNINGS AND UMBRELLAS

A canopy tent is defined as a portable shelter made of fabric or other similar material stretched over a supporting framework of poles and stabilized or secured to the ground with cords or stakes. Canopy tents include a portable gazebo, frame tent, free standing awning or marquee.

Canopy tents are permitted on ground level decks provided the tent has four metal posts in a square or rectangular shape. A canopy tent must be securely mounted to the deck using metal anchors screwed into the deck in combination with weighted sandbags or similar items. The canopy portion of the canopy tent must be taken down between November 1st and April 1st. Canopy tents with a retractable canopy, a non-square or rectangular shape or a retractable canopy are not permitted. Canopy tents are not permitted in lawn areas or over concrete patio slabs.

Patio umbrellas are defined as an umbrella made for home outdoor leisure use. Patio umbrellas include cantilever, offset cantilever and auto tilt umbrellas. Patio umbrellas are permitted provided the umbrella has a manufactured weighted base constructed to correspond with the umbrella manufacturer and model

utilized. Patio umbrellas may not extend over the edge of a deck. Umbrellas must be closed when not in use.

Umbrellas and canopy tents must be in good, clean condition and meet all Association requirements for awning maintenance.

All other freestanding structures which are greater than six (6) feet in height or width, and provide a covering to the deck not meeting the requirements of this section are prohibited without the approval of the Council.

Quail Run Summary
Section 37 – Fines and Enforcements
Updates Approved – April 28, 2025

Section 26 – Awnings

The regulations of Section 26 pertaining to specification and suppliers, Council review, awning specifications and allowable awning dimensions for cantilever and ground level decks apply to any and all awnings installed on or after March 1, 2023.

The regulations of Section 26 pertaining to awning maintenance apply to any and all existing and future awnings.

The regulations of Section 26 pertaining to canopy tents, freestanding awnings and umbrellas apply to any and all existing or future referenced items.

Unit owners who violate the regulations of Section 26 will be subject to the following fines and actions:

- Owners with an awning in violation of any awning specification, an awning not installed by an authorized supplier or installer or an awning installed without Council approval will be subject to the following:
 - Removal by the Association at the owner's expense with a minimum cost of \$250.00, or
 - A monetary fine of \$50.00 per day that the awning remains in place after notification by the Association, or
 - Both removal at the owner's expense and a monetary fine
- A retractable awning that is open less than or in excess of the permissible length will be subject to a warning for the first violation, a fine of \$25.00 for the second violation, and an incrementally increasing fine of an additional \$25.00 added for each subsequent violation after the second violation. Residents who repeatedly extend a retractable awning below or beyond the maximum width and are issued five (5) or more violations are subject to the Association removing the awning at the owner's expense.
- A retractable awning that is open during wind or weather conditions in violation of the allowable awning dimensions and awning maintenance regulations will be subject to a warning for the first violation, a fine of \$25.00 for the second violation, and an incrementally increasing fine of an additional \$25.00 added for each subsequent violation after the second violation. The owner will be responsible for reimbursement to the Association for any costs related to damage to the building attributable to a retractable awning that is open during wind or weather conditions.
- Awning frames not in use with an awning in place between May 1st and October 1st must be removed by the owner. Awning frames not removed within thirty (30) days of notification by the Association will be subject to removal by the Association at the expense of the owner. The minimum cost for removal is \$250.00.

- Canopy tents or umbrellas not meeting the provisions of this section will be subject to a minimum fine of \$25.00 per day that the apparatus is in violation.
- The Association will immediately remove any awning, awning frame or structure, tent or umbrella structure that is deemed to be a safety hazard or potential safety to residents and/or property or deemed a potential hazard to the structural integrity of the building or any element of the building or a deck at the owner's expense. The minimum cost for removal is \$250.00.
- An owner with an awning in violation of the awning maintenance provisions will be subject to the following:
 - The Association will provide a written notification providing the owner with fourteen (14) calendar days to correct the violation. This is not applicable to any condition that is deemed a safety hazard or potential safety hazard or a potential hazard to the structural integrity of a building element.
 - A monetary fine of \$50.00 issued after the fourteen (14) calendar day period to correct the violation has expired and the violation remains. The owner will be subject to an additional fine of \$50.00 per week that the violation is not corrected. After a period of six (6) weeks from the initial notification, then the Association may remove the awning that is in violation at the owner's expense with a minimum cost of \$250.00.