

ICCAssn EXTERIOR MODIFICATIONS to Units: VI

Retractable Deck Awning Installation Policy

Created in May 2006; Revised in December 2006

Recognizing the desire of some owners to modify their units, for reasons which may include benefits to health and/or increasing the comfort and value of their unit and their community as typically conveyed by such modifications, and accommodating this desire within the context of the community's design standards, the Indian Creek Condominium Association has created this policy for installation of **Retractable Deck Awnings**. Please use these guidelines when you seek approval from the Board for installation.

1. Only motorized retractable deck awnings shall be installed and only one of two exterior, first floor locations at the rear of a unit shall be considered:

- a) Above the glass patio sliders that lead to the deck from the Dining area; or
- b) Above the triplex windows in the Living Room.

When extended and open, the awning shall not project over the far edge of the deck it is intended to cover, and the minimum clearance shall be 90" above the deck surface. Awning width shall be appropriately scaled to the exterior wall on which it is mounted and not extend beyond that wall width, and awning **MUST** always be retracted (i.e. not extended) when not in use.

2. The preferred manufacturer is Durasol, available through Otter Creek Awnings and Patio Rooms [888.284.4680] in Williston with one of four (4) fabric choices approved and available to Indian Creek owners:

- a) solid color "Linen" Durasol style 4633
- b) solid color "Charcoal Grey" Durasol style 4644
- c) stripe "Sand Graduated Stripe" Durasol style 4936
- d) stripe "Grey/Beige Chip Fancy" Durasol style 4777

The "optional protective hood" is required for motorized retractable awning installations at Indian Creek, and shall be "Sand" color.

3. All wiring shall enter the unit in a manner consistent with industry best practices and as unobtrusively as possible, with any required power switch located either indoors or outdoors. Remote-controlled motors may plug into an outdoor receptacle but the cord shall be painted the building color ("Bridgewater Grey" manufactured by Du-Lux) and maintained by the unit owner.

4. Unit owner agrees to accept all responsibility associated with awning installation, including maintenance, replacement and repair. This responsibility shall pass to ALL future owners as well.

5. Unit owner must submit to the Board a drawing that is in keeping with the above considerations along with Proof of Insurance from a professional installer in order to receive approval for the proposed installation.

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FOR ALL UNITS regarding DECK AWNING INSTALLATIONS:

Please note that the guidelines above describe and allow the preferred installation in one of two exterior locations, with one of three choices of fabric pattern for motorized retractable deck awnings only. No other type of awning or 'outdoor living room' (i.e. screened in areas or "3 Season Rooms") shall be considered.

Please note that approval of the Board of Directors is required **BEFORE** any exterior modifications may begin and that approval will be based on documentation submitted to the Board that is in keeping with the spirit and intentions of the above considerations.

***This policy** is written in consideration of the By-Laws, Article IX,2.D, which indicates "No structural alteration, construction, addition or demolition of any townhouse or the common areas shall be commenced or conducted, without the prior written approval of the Board of Directors."*