

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

POLICY NUMBER: MRC009
POLICY TITLE: DECK AWNINGS*
POLICY ADOPTED: 5/8/2000
POLICY REVIEWED: 4/21/2014; 9/25/2017; 11/1/2022
POLICY REVISED: 10/21/2019

POLICY STATEMENT:

1. A co-owner may install a permanent, retractable, fabric awnings over an open deck.
2. The awning color should match the unit trim color as closely as is available.
Approved colors are: Linen # 4633 (available in stock), Linen Tweed # 4654 (custom order), and Beige # 4620 (custom order). Fabric color **must be solid, no stripes or patterns allowed**. The approved color numbers are from Marygrove Awning Co.
The valance style Sea Wave (scalloped).
3. All hardware shall match the unit trim color as closely as is available or be white in color.
4. No permanent support posts to the ground or buildings are allowed.
5. Installation must be completed by a licensed and insured contractor. The mounting brackets must be screwed into the fascia, no brick installation allowed.
6. Either manual or electric powered cranks may be used.
7. The awnings must be retracted when not in use for extended periods.
8. The co-owners must maintain the awnings so that they are clean and orderly in appearance and in proper repair.
9. The co-owner must repair all damage to the building exterior and return it to a condition as close as possible to original in the event any awning is removed.
10. **The obligations under this policy shall run with the unit and shall be binding upon any successors or assigns of the unit.**

***NOTE: Co-owners must submit a MODIFICATION REQUEST FORM to the Management Company. APPROVAL must be obtained PRIOR to having the work started.**