

Stony Ridge Condominium Association Policy Statement

Policy Number: SR15

Policy Title: Deck Awning

Policy Adopted: August 2017

Policy Revised: February 2019, November 2020

Policy Statement: This policy outlines the specifications and responsibilities that must be complied with should co-owners wish to have a retractable awning installed over the rear deck or patio. It is the Board's intention that by allowing for this improvement, co-owners will gain significantly more quality usage of the deck space even during the sunniest portion of the day. Co-owners may have an awning installed over the deck, providing it conforms to the following specifications:

Size: The proposed awning shall not exceed 16 feet in length, and the awning width shall not exceed 10 feet from the bump-out [Bay] door wall or 12 feet from the brick wall.

Material and Color: The awning material must be manufactured by Sunbrella. No other company is acceptable. The two awning color choices are LINEN #4633 and TOAST #4628. Accent colors or stripes are **NOT** allowed. The awning frame color is SAND. All awning hardware shall match the SAND awning frame.

Structure: The retractable awning shall attach to the building at the eaves only. No permanent posts or structure supports are attached to the deck, structure, or the ground. When an awning goes over a Bay-Door Wall-Entrance to the deck area, it will have two end-brackets that will attach to the brick wall. This will allow the co-owners to achieve the maximum allowable awning length [see attached photo]. The awning structure may have a manual crank or be electrically powered.

Shade Options: Shade options that are provided by the contractor must be included for the Board of Director's review. No alterations made by the co-owners or anyone other than the original contractor will be approved or allowed. The awning valance is not to exceed 10 inches in depth. The two options for the standard front valance are SEA WAVE and STRAIGHT. The stitching on the awning must match the fabric color. There are no other color options.

Co-owner's Responsibilities: Co-owners will keep the awning properly maintained:

- 1) The awning must be clean, orderly in appearance, and in proper repair
- 2) The awning will be fully retracted when not in use
- 3) The co-owners are responsible for and will repair and restore to the building's original condition any and all damage done to the building's exterior and/or interior structure that has been caused by the installation and operation of the

awning. Any and all costs necessary to achieve this result are the responsibility of the co-owners.

4) Co-owners are responsible for the removal of the awning and its hardware and the associated costs when the Board determines the awning will impede the efficient and/or effective performance of a maintenance operation such as, but not limited to painting, brick and siding repairs, or roof repairs.

Other Restrictions: The obligations outlined in this policy shall run with the unit and are binding not only on the current co-owners [who implemented the change] but also all successors of the unit.

Vetted Contractors: Currently there are only two firms that have been vetted and will be allowed to install deck or patio awnings. This is not meant to infer that the two companies listed below are the only firms that may install deck and patio awnings in Stony Ridge Condominium Community. It does mean that any other firm wishing to install an awning product in this community will have to submit along with the co-owner's Modification Request a complete specification covering all of the materials and installation processes.

The two vetted firms are:

Sunshine Awnings
7366 Ledgewood
Fenton, Michigan 48430
810-714-2200
www.sunshineawning.net

Marygrove Awnings
12700 Merriman Road
Livonia, Michigan 48150
800-442-9646
www.marygrove.com

This process must be followed to the letter even if the co-owners are having one of the pre-approved product models installed.

IMPORTANT NOTE: Co-owners must always submit a completed Modification Request Form to our Management Company and receive approval by the Stony Ridge Board of Directors PRIOR to any work beginning on the project. Modification forms are available online at our website: www.stonyridgecondos.net, at the top of the menu on the left side of the home page or under printable documents or by calling the Management Company.