

KINGS COVE ASSOCIATION

AWNING POLICY

1. All awnings are to be of an approved fabric material (e.g., vinyl, polyester, canvas).
2. Awnings will be permitted only above sliding doorwalls which open onto approved deck or patio areas. Awnings on upper floor balcony-decks may or may not be permitted based upon approval of the Board of Directors.
3. Color is to be compatible with all units in the building in case additional awnings on that building are installed at a later date. Colors for awnings on the same building should be identical, but this condition may be waived in the case of obsolescence, fading, etc.
4. Awnings must cover both doorwalls on units which have two adjacent doorwalls.
5. Framework for awnings must be stationary, except in the case of "Roll Up" awnings which may be permitted by the Board of Directors.
6. Awnings may not be erected or unrolled before April 1, and must be removed or rolled back by November 1. Any awnings supports may be left in over the winter months.
7. Installation of the awning and any ensuing maintenance is the responsibility of the co-owner. The Association is not responsible for any damage regardless of cause.
8. Awning removal to facilitate painting or building repairs will be the co-owner's responsibility and at the co-owner's expense.
9. Replacement awnings are subject to the same provisions as new awnings, outlined in this policy.
10. All requests for awning installations must be submitted on a "Modification Request Form"**PRIOR** to installation. (Forms may be obtained through the On-Site Office, located in the Clubhouse or on the King's Cove website.) If the Board approves the awning installation request, co-owner shall sign a Modification Agreement which will be recorded against the unit, at the co-owner's expense, and will bind subsequent co-owners.
11. All awning installations which do not comply with the above are in violation of Article VI, Section 3 of the Condominium Bylaws and Master Deed. They will be removed at the co-owner's expense.

Revised: February 11, 2008

Board Approval: