

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

POLICY NUMBER: MRC009
POLICY TITLE: DECK AWNINGS*
POLICY ADOPTED: MAY 8, 2000
POLICY REVIEWED: SEPTEMBER 25, 2017
POLICY REVISED: OCTOBER 21, 2019, MARCH 30, 2026

POLICY STATEMENT:

1. A co-owner may install a permanent, retractable, fabric awnings over an open deck.
2. The awning color must match the the unit trim color as closely as possible. The following approved colors from Marygrove Awning are: Linen # 4633, Linen Tweed #4654 and Beige #4620. Other companies can be used, but the colors must be similar to these. Fabric color must be solid- no stripes or patterns are allowed
3. The valance may be scalloped or straight.
4. All hardware shall match the unit trim color as closely as is available or be white in color.
5. The awning can include LED lights which are built into the frame,
6. No permanent support posts to the ground or buildings are allowed.
7. Installation must be completed by a licensed and insured contractor. The mounting brackets must be screwed into the fascia, no brick installation allowed.
8. Either manual or electric powered cranks may be used.
9. The awnings must be retracted when not in use for extended periods.
10. The co-owners must maintain the awnings so that they are clean and orderly in appearance and in proper repair.
11. 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.
12. **The obligations under this policy shall run with the unit and shall be binding upon any successors or assigns of the unit.**

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