

Long Pond Homeowners Association
Retractable Awning Variance Requirements
Approved March, 2009

1. Any addition of a retractable awning is at the homeowner's expense, and requires a "Homeowners Variance Request" available from Crofton Perdue Associates, Inc. as well as on their web site www.croftoninc.com (just "click" on "Properties", select "Long Pond", and follow the link to the "Variance Request" form).
2. "Sun Setter" is the only supplier approved by the Board of Directors. These awnings are from their "Professional Series". They have a number of different color selections and sizes to accommodate any unit in our complex. The approved Contractor for purchase and installation is "Accent Leisure"-www.accentleisureawnings.com. Contact Mike Gorsky 704-6488 to set up an appointment, and tell him that you from North Hampton.
3. All awnings will be mounted in the same fashion i.e., attached directly to the unit. Roof and/or soffit mounting is not required, or permitted.
4. Color selection must be in harmony with the building color. It must be stipulated on the Variance Request, and is subject to approval by the Board of Directors.
5. Homeowner must submit a signed "Disclaimer" form (available from Crofton Perdue or the Board). Signature must appear as on the deed to the property. Homeowner will advise any Successor in Title of the existence and content of this "Disclaimer".
6. Final approval is contingent upon inspection of the completed installation by one of the Board members or the Property Manager.
7. The Association can reasonably require replacement of the fabric by the homeowner if it is deemed too faded, torn, frayed, or in disrepair.

**Long Pond Homeowners Association
Retractable Awning Disclaimer**

I, _____

residing at _____,
have contracted for the installation of a retractable awning on my property,
within Long Pond Homeowners Association. In doing so, I understand and
agree that any service required or damage caused through the installation of
such awning, is my responsibility as the homeowner of said property. The
Long Pond Homeowners Association is in no way responsible for any
maintenance, service, or warranty on this awning. Nor is it responsible for
any damage caused by the awning at the property listed above, or any other
property damage by said awning. If at anytime the property listed above is
sold or transferred, the “new” owner will assume total responsibility for the
awning as set forth in this agreement.

Signature of Owner:

Date:
