

The Estate Homeowners Association
Standard Retractable Awning Variance Requirements

1. Each request will be handled on a case by case basis, based on the design of each home.
2. Complete specifications for structural changes to accommodate the installation of the awning must be submitted with any request. Include architectural renderings of any addition as it applies to the specific unit.
3. Attached are specifications for the actual attachment of the awning to the structure as required for various methods.
4. Rolltec Awnings or Eastern Awning Systems are the approved manufacturers.
5. If another manufacturer is to be considered, complete specifications must be submitted for review.
6. Motorized operation of retractable awning connection will be on the exterior of the unit. A wind sensor is allowed.
7. Awning fabric color and hardware and hood color will be specified.
 - A. Approved fabric style is Global #4141 or 4777.
 - B. Hood and hardware color will be white.
8. Valance design may be low wave or straight.
9. The Association can reasonably require replacement of the fabric by the homeowner if it is deemed faded, torn, frayed, or in disrepair.
10. The awning is to be retracted at night or whenever there is no one at home. The awning can withstand only a 28-mph wind. This can easily occur during a sudden thunderstorm.
11. Final approval is contingent upon inspection of the completed installation.
12. Homeowner must submit a signed disclaimer as enclosed. Homeowner will advise any Successor in Title of the existence and content of this disclaimer.