

CENTRAL SQUARE VILLAS **CONDOMINIUM AWNING POLICY**

All members must complete an Architectural Application prior to the installation of an awning. The application must include specifics regarding the exact size, placement of the awning and color/pattern selected. Members will be informed by mail within 30 days of receipt of application, of approval by the Board of Directors / Sponsor.

The Association has approved Classic Awnings, Custom Covers & Canvas and Kohler Awnings for purchase and installation. Other contractors may be utilized by the unit owner with prior written approval of the Board of Directors. The only permitted awnings are a retractable awning or a canvas awning with pole mounting. It must be of a Sunbrella brand fabric.

Responsibility - The unit owner will be responsible for maintenance and loss or damage to the awning and to the exterior of the unit, as resulting from the awning. The owner will need to contact their insurance policy carrier directly for additional coverage to include the awning. The Association's insurance will not be held responsible for any claims relating to the awning or its components.

Should you choose the pole mounting, the canvas must be removed each winter at the owner's expense. If the poles of a pole mounted awning are placed into the ground there will be additional charges for landscape maintenance – unless the unit owner has landscaped the area and is responsible for maintaining it themselves.

APPROVED COLORS & PATTERNS

- 1- Solid – Linen #4633
- 2- Solid – Fern #4671
- 3- Signature Series – Ashford Forest
- 4- Signature Series -Alpine/ Burgundy Pencil Stripe #4922
- 5- Signature Series – Taupe Tailored Bar #4945
- 6- Signature Series – Grey/ Beige Chip Fancy #4777
- 7- Signature Series – Fern Classic #4955
- 8- Signature Series – Black Taupe Fancy #4946
- 9- Signature Series – Silica Barley #4858
- 10- Sunbrella – Clinton Granite #4888
- 11- Forest Green/Beige Natural Stripe #4932
- 12- Signature Series – Westfield Mushroom #4817

This form must be signed and returned to the Property Management company and will be kept in the unit owner's file.

I have read and will comply with the Central Square Villas Condominium Awning Policy.

Unit Owner _____

Date _____

Address _____

Original:

Revised: August 2023