

Lowes Island Condominium Unit Owners Association

Resolution No. 05-02 Awning Guidelines

WHEREAS, Article VI, Section 6.7 of the ByLaws states that “No Unit Owner shall make any structural addition, alteration or improvements in or to his Unit without the prior written consent of the Board of Directors.”, and

WHEREAS, the Board of Directors believes awnings in general detract from the beauty and value of the property, and tend to obstruct the views from and enjoyment of sunlight by neighboring units, but

WHEREAS, the Board of Directors also recognizes that retractable awnings can make a unit patio or deck much more usable, and are not unduly unattractive or obtrusive if used for very limited periods of time,

NOW, THEREFORE, BE IT RESOLVED THAT the Association, acting through the Board of Directors, hereby wishes to adopt the following Awning Guidelines as follows:

1. Fixed awnings are prohibited.
2. Retractable awnings will be permitted that meet the following criteria:
 - a. Use: The awning must be retracted when not in use. Use is defined as shielding or protecting people from sunlight or precipitation while they are physically present on the patio or deck. It is not acceptable to keep the awning extended for an entire day. It is also not acceptable to keep the awning extended for the purpose of shielding or shading unattended pets, objects or the unit windows.
 - b. Location: Awnings may only be installed on the rear of a unit, opening directly over the unit’s patio or deck.
 - c. Dimensions: The hardware and extended awning must not extend beyond the outline of the patio or deck being covered. Care must be taken not to impinge on the neighbor’s views or block sunlight from their patios, decks or windows. As such, vertical panels or materials are not permitted to be hung from the awning sides or end.
 - d. Color: Hardware and awning must complement the color of the unit siding (no bright, pastel or primary colors) and may have a uniform print pattern (e.g., stripes) subject to approval of the Board.
 - e. Quality: Hardware must be permanently mounted of high quality, heavy duty, weather resistant materials. Awning materials must be flame retardant and resistant to fading, mildew and mold.

3. These are guidelines for approval; Unit Owners must still obtain the Board's written consent through the standard approval process. The Board of Directors reserves the right to make interpretations, exceptions, or limitations to this Resolution and to accept or reject any awning design, color, size, or placement under the authority of the Governing Documents and Architectural Design Guidelines of the Association.

Adopted by the Board of Directors this 26th day of July, 2005.

LOWES ISLAND CONDOMINIUM
UNIT OWNERS ASSOCIATION

BY: _____
John Hollmann
President