

## Villas I at Waterside Village Association, Inc.

### **Specifications for Installation of Patio Awnings**

1. Awnings shall be installed within the screened enclosure of the patio. No awning will be installed on a villa in full and open view of the common area.
2. The awning will be attached to the concrete lintel below the soffit on the rear of the villa. No installation will be permitted on the roof surface or suspended from the soffit. Caution: Some manufacturers may require a minimum mounting space of eight inches (8") and a seven feet (7') minimum from the patio to the bottom of the mounting space.
3. Wood planking will not be permitted to be attached to the lintel. There shall be a mounting area of proper size that does not require additional mounting space.
4. The aluminum extruded mounts will be properly installed to ensure a firm base which will support the weight of the roll-up bar and awning. A "tapcon" screw or similar bolt should be used to secure the mounts to the lintel. Care should be taken to ensure a sufficient number of mounts are installed.
5. The frame and extended arms shall be white or galvanized aluminum in color.
6. The material should be canvass and acrylic and should be rot and mildew resistant.
7. The color of the awning material shall be of a neutral color, closely matching the painted exterior of the villa. Colors of Neutral, White, Beige, or Tan are suggested. A pattern design is not to be used.

### **Unit Owner's Responsibilities:**

1. Prior to installation, a "Request for Exterior Modification" must be submitted for approval to the Board of Directors by the unit Owner and must include the vendor order form containing: a) the product description (cost is not required), b) awning width and projection distance, c) sample of material to be used, and d) a schematic indicating the precise dimensions of the current screened cage and back wall with the quantity and placement of the mounting brackets.
2. Any permit required by Sarasota County will be the responsibility of the owner. The installation should be done by a licensed dealer or contractor to ensure proper installation.
3. The Unit Owner agrees to indemnify and hold harmless the Association for any claims or liabilities arising out of, or related to, the awning. This would also include any collateral damage created by wind or broken equipment.
4. The Unit Owner agrees that the Association owes no duty or any warranty obligations to the Unit Owner, or subsequent owners, as to the work performed.
5. The awning will be maintained in a presentable and acceptable condition. If and when the awning unit is removed, the Unit Owner shall restore the wall to its original condition.
6. If and when the villa is sold, the Unit Owner is responsible for informing the new owner of the acquired responsibility and liability of the awning.