

Standard Awning Policy September 2001

Awnings may be installed on top floor apartment and ground floor townhouse balconies. Awnings may not be installed on individual (single) windows or on the front or side of any unit.

The material must be canvas. The approved style is *Patio Canopy*. The five approved **Sunbrella** brand colors are:

- ◆ Solid *Terra Cotta*
- ◆ *Terra Cotta* background with natural stripe
- ◆ Solid *Forest Green*
- ◆ *Forest Green* background with natural stripe
- ◆ *Forest Green Fancy* (same as on Community Center)

A brochure and sample fabric swatches of the approved colors are available in the Management Office.

All awnings must be installed by a professional awning installer.

The framework and any housing unit will be black or dark brown in color. The Unit Owner will insure that the framework and/or housing unit is installed in one of these two approved colors. If a retractable motorized housing is installed, all parts, including the electrical box, power switch and any wire covers will also be black or dark brown. When a motorized retractable awning is installed, an existing exterior electrical outlet will be used. If an exterior outlet does not exist, the Unit Owner must make a request for a variance to have one installed. The awning cannot extend further than the balcony railing. All awnings on any one building must be of the same fabric design, style and color. **A “building” is defined as a contiguous set of units.**

The awning must be retracted or removed from November 1 through March 31 each year.

The awning and any framework and/or housing will be in good working condition and appearance at all times. The canvas awning will be cleaned regularly (instructions for care and cleaning are attached to the Awning Maintenance Agreement.) Management will inspect awnings for compliance on an annual basis.

When an awning is permanently removed, the Unit Owner is responsible for restoring the building and the balcony to their original condition (i.e., re-pointing the brick after removal of the framework, retractable housing, motorized unit, electrical box, power switch, wires and wire covers.)

The Unit Owner must comply with any and all present and future guidelines and/or regulations of the Association.

A Maintenance Agreement must be signed prior to installation.

Upon receipt of written approval from Management, the Unit Owner has 90 days in which to begin installation. Upon completion of installation, the Unit Owner has 30 days in which to notify Management. Management will inspect the work for compliance and advise the resident in writing if any changes are necessary.

The Unit Owner is fully responsible for, and holds the Association harmless from, any and all damage including but not limited to the Unit Owner(s) property, to the Association's property, to the property of others and/or to the common area property, that results from the installation, use, cleaning, maintenance and/or existence of the awning.

Upon sale of the unit, responsibility for the awning conveys to the new Unit Owner.

If the homeowner(s) request is in compliance with the above policy, the Unit Owner wishing to install the awning must contact the Management Office and sign an Awning Maintenance Agreement prior to installation of the awning. This signed Agreement will be placed in the Unit Owners' File and a copy will be provided to the Chair, Variance Committee.

A request for a variance to the above policy must be made in writing, along with a sample swatch of the proposed awning material, if applicable, and any other required documentation to: Chair, Variance Committee, c/o Fairlington Villages Management Office, 3001 S. Abingdon Street, Arlington, VA 22206.

Effective Date: **09/05/2001**