

Southpark 2 Homeowner's Association

AWNING AND RETRACTABLE SUN SCREENS

Revised Jan 26,2017

DEFINITIONS

AWNING

A solid color canvas or mesh canopy that is retractable and operates on either a gear/hand crank or electric motor and is permanently attached to the townhouse.

RETRACTABLE SUN SCREENS: A hooded, top mounted vertical drop sun screen or solar awning with or without side rails installed above the patio door window that retracts and operates on either a gear/hand crank or electric motor.

If you are considering an alteration not listed below, Architectural Control Committee (ACC) approval is required. Please note some types of alterations are prohibited.

AWNING Retractable awnings, which are permanently attached to the townhouse, are allowed; however, written requests for the ACC prior to installation must approve installing any awnings. Retractable awnings will only be permitted over the patio/deck. Retractable awnings for windows are prohibited. The size of the retractable awning may not be larger than the patio/deck. The retractable awning may either be electrically or manually operated. The maximum height of the retractable awning structure shall not exceed 10' above the elevation of the patio or deck. The retractable awning material can be canvas or mesh. Vinyl material is not permitted. The retractable awning material cannot drape around the perimeter more than 12". Homeowners must follow and adhere to all guidelines. The ACC shall review and attach any conditions stipulated by said ACC after their review.

The homeowner is responsible for maintaining the retractable awning in good working order. If retractable awning fixtures are allowed to degrade, become unsightly, broken, faded, or torn and tattered and not replaced, the property manager will request the homeowner to remove the retractable awning fixture.

Traditional patio furniture umbrellas are allowed. No patio or picnic canopies are allowed

RETRACTABLE SUN SCREENS Retractable sun screens shall be allowed only with prior approval of the ACC. The ACC shall review and consider the design, material, color of the retractable sunscreen and attach any conditions stipulated by said ACC after their review.

Items needed for submission:

- 1. Written request to the Southpark #2 Architectural Control Committee (ACC).**
- 2. Brochure, literature, information, etc. from the manufacturer/supplier of the proposed awning to be installed (see style guidelines above).**
- 3. Sample of the material and the correct color (see guidelines above).**
- 4. Drawing, sketch or photograph of the location of the proposed awning. Include sizes, dimension, height and elevation.**
- 5. Send above information to: Southpark #2 Architectural Control Committee, c/o Centennial Management, P.O. Box 1539, Parker, CO 80134 or email to CMGLittleton@aol.com. Any questions, call Kevin Lavene at Centennial Management, 720-528-8557.**

The ACC meets the last Thursday of each month. All submittals must be received the week prior to the ACC meeting to be considered for that month.

For more information go to <http://southpark2-hoa.org/>, Rules and Regulations, page 13.