

The Townes at the Village of Springbrook Farms Retractable Awnings

Townhome owners may submit a request to the HOA for the installation of a retractable, canvas awning to shade their concrete patio. Owners must abide by the following rules to ensure public safety and design uniformity of all installed awnings. Failure to abide by any of the following rules will result in a recurring monthly fine of \$250.00 until the awning is removed.

Design, Construction & Installation Specifications

- Only townhome owners may submit a request to install a retractable awning. Requests from renters are prohibited. Approval must be provided by HOA prior to the erection of any retractable awning.
- Awnings must meet the following design requirements:
 - Must be purchased from a reputable, HOA approved company and cannot be self-designed and constructed.
 - Must be constructed of canvas material and metal and must be retractable.
 - Must display a color matching that of the townhomes window shutters.
 - Must use a solid color design; stripes or any other canvas design is prohibited.
- The awning may only be installed to shade the 8'x 10' concrete patio installed at the rear of each townhome. Awnings in any other location are prohibited.

Responsible Usage

To prevent collateral property damage and maintain uniform neighborhood aesthetics:

- All awnings must remain retracted when not in use. Prolonged extension (>24 hours) of any awning by the townhome owner or renter will result in a fine of \$30.00 per occurrence.
- All awnings must be properly maintained. Identified use of a damaged awning (e.g. torn canvas) by the townhome owner or renter will result in a monthly fine of \$30.00 until the awning is repaired or removed.

Damage Liability & Townhome Owner Responsibilities

- Any damage to or resulting from the installation, use or removal of the retractable awning is the financial responsibility of the townhome owner. The HOA will not be responsible for any installation, repair or removal of costs to the awning, townhouse or personal property resulting from the installation or use of a retractable awning.

Right of Inspection

- The HOA reserves the right to periodically inspect the operation and condition of the awning on a defined, periodic basis as prescribed by the HOA or when deemed a necessity.

Rules Acknowledgement

I have reviewed and will abide by the rules and regulations specified above.

Townhome Owner:

Print: _____

Sign: _____ Date: _____

Please send the completed form to HOA.Info@rentpmi.com for approval.