

Use of Patio and Deck Awnings

In order to make the attached patios and decks of units in the Cottages of Woodridge more usable, the Board of Directors has decided to allow the installation and use of retractable awnings under the following conditions:

- Any owner wishing to add a retractable awning shall fill out an Architectural Change Request form and submit it to the Board for the Board's approval.
- The awning shall be of a size to cover no more than the patio or deck of the unit.
- The awning shall be Sunbrella fabric with a 10-year warranty, solid cocoa color (no stripes or other decorations) with a straight edge. No drop-down sides or fronts will be allowed.
- The awning shall be attached to the exterior wall of the unit over the door leading to the patio or deck.
- The awning shall be designed so that it can be retracted into a storage hood when not in use.
- The color of the storage receptacle and frame must be spartan bronze.
- An optional lighting system that is part of the frame is acceptable.
- The awning must have a motorized system with a wind sensor system installed.
- The awning must be manufactured by Sunesta or Ranier, purchased from and installed by Awnings by Haas, Inc. or manufactured by Durasol, purchased from and installed by Kansas City Tent & Awning Company.
- The awning and all costs related to the purchase, installation, and maintenance of it shall be borne by the owner of the unit.
- Awnings shall be kept clean and in good working condition. If the Board determines maintenance is required to make the awning look appealing, and the owner refuses to perform the required maintenance, the Board will arrange for the maintenance to be done and bill the owner for the cost.
- Any damage to the unit caused by the awning including but not limited to the installation, use and removal of the awning shall be paid for by the unit owner. The Board has exclusive control of approval of the repair of such damage. Such damage must be repaired within 15 working days of the occurrence.
- The awning can be in its extended position during the day but must be retracted at night.

Approved CAW HOA Board of Directors
April 20, 2023