

STONELEIGH ASSOCIATION

POLICY RESOLUTION NO. 2011-02

(Architectural Standard for Rear Patio Awnings)

WHEREAS, Section 10 of the Deed of Dedication states that no awnings shall be allowed on any residential lot unless and until the same is approved in writing by the Stoneleigh Association; and

WHEREAS, Article IV, Section 1 of the Association By-Laws empowers the Board of Directors to manage the affairs of the Association; and

WHEREAS, Section 13 of the Deed of Dedication requires all owners to maintain the exterior of their property in good repair and condition and grants the Association the right to enter a lot to performance maintenance upon thirty days notice to the owner; and

WHEREAS, the Board of Directors deems it necessary and in the Associations best interests to establish architectural and external maintenance standards to ensure that members of the Association maintain their property in good condition.

NOW, THEREFORE, the Board of Directors resolves as follows:

1. REAR PATIO AWNINGS

- a. **Materials** – Awnings may only be Woven Acrylic Fabric. Laminated Fabric is not allowed.
- b. **Colors** – Awnings must be a solid neutral color; no stripes or patterns of any type are allowed.
- c. **Dimensions** - The height from the ground to the top of the awning may not exceed 96” (8’). The width of the awning may not exceed 204” (17’). The awning may not project out from the rear wall of the home more than 120” (10’).
- d. **Type** – Only Lateral Arm type awnings are allowed. Awnings which require support legs to hold the awning up when extended may not be installed.
- e. **Installation** – Awnings must be professionally installed by a licensed and insured contractor. Awning must be attached to the home. Free standing tents

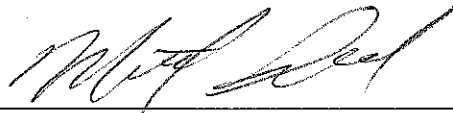
and/or gazebos or other structures of a semi-permanent nature are not allowed. An awning may only be installed on the rear of the home above the rear patio. Awnings may not be installed over windows or in any other location other than above the patio.

- f. **Awning Accessories** – No accessories of a semi-permanent nature may be attached to the awning. This includes lighting and screens to enclose the area within the awning.
- g. **Maintenance** – The awning must be maintained in good working order, and kept clean and free of stains, mold, or other deteriorating factors which would present an undesirable appearance.
- h. **Storage** – The awning must be retracted whenever it is not in use.

Prior to installation of any awning, owners must submit a complete, application for approval to the Association, utilizing the Stoneleigh Architectural Approval Form.

I hereby certify that the Board of Directors adopted this Policy and Administrative Resolution on this 28 day of JUNE, 2011.

STONELEIGH ASSOCIATION



Mitchell Sacks, President
Board of Directors