

Center Court Villas Homeowners Association

Policy Statement

Roll-up Sun Shade

Effective October 29, 2013

Any construction or alteration, including installation of a roll-up sun shade to the patio, balcony or terrace of an Apartment Unit requires prior approval of the Board of Directors.

In accordance with this requirement, Center Court Villas Homeowners Association Owners who wish to purchase and install a roll-up sun shade on the patio/balcony outside their condominium must first notify the Board of Directors or Property Manager of their intent to install such a roll-up shade. Notification must be in writing and must include a statement that the Owner acknowledges the existence of installation guidelines and agrees to abide by the guidelines listed below. The signature of the Owner on the bottom of a copy of this policy shall serve as said acknowledgement.

Upon receiving confirmation that the notice has been received and approved, the Owner may proceed with installation. A copy of the Owner notification and HOA confirmation will be placed in the Owner's permanent HOA Lot File.

Owners who install such a roll-up shade without first providing such notice and assurance, or who violates any of the installation guidelines, shall be subject to a fine in accordance with existing Center Court Villas Rules and Regulations.

Installation guidelines:

- Roll-up sun shade must be installed in a professional manner.
- Color of the shade to be installed must be Walnut, Outback 95, manufactured by Coolaroo (Or certain approved similar colors. Please contact Community Management).
- Roll-up shade must be installed on the inside of the horizontal support panel, above the patio/balcony opening.
- When not in use, and in times of wind, the shade must be kept rolled up and out of sight. Shades are to be used as intended.
- When and if the shade becomes worn, damaged or discolored, the Owner shall promptly remove it, and may replace it with a new shade.
- When and if the Owner sells the condominium, the roll-up shade shall be removed or the obligation to maintain as noted above shall pass to the new Owner.
- At such time that the shade is permanently removed for any reason, the Owner shall promptly repair any markings due to the installation, thereby returning the stucco wall to its original unmarked state, including the use of the current, specified building paint for Center Court Villas.

Homeowner Name: _____ Unit #: _____

Signature of Homeowner: _____ Date: _____