

Emerald Pointe Condominium Association
Board Policy Statement
Installation of a Awning Device

Whereas, the Board of Directors of Emerald Pointe Condominium Association is empowered to govern the affairs of the Association (**Condominium Bylaws, Article VI, Section 11**), and

Whereas, unitowners may, subject to the restrictions described herein, install the following awning device:

- 1) An awning device must be designed to be retractable, either manually or motorized.
- 2) The awning should be made of 100% solution died acrylic fabric and fabric color is to be conforming to current Board approved colors.
- 3) The awning is not to exceed twelve (12) feet wide, located at the back of the respective unit.
- 4) The awning should be installed by a professional installer otherwise must be approved by the Board of Directors, and

Whereas, such installation shall be the responsibility of the individual unitowner and all future unitowner(s) and must be performed by a professional installer; the aforementioned awning device must be installed above on the appurtenant rear area of the respective limited common elements (doorwall), of individual unit, provided the following conditions have been met:

- 1) Any proposed alteration or modification to install an awning device to a unit must be submitted to the Association for approval, as stated in the Condominium Bylaws, Article VI, Section 6,
- 2) The unitowner must have filed with the Board a Request for Modification Approval Form and a returned copy signed depicting that the request has been accepted must be returned to the respective co-owner. (such form is available through the Management Company), and
- 3) The entire installation, including all wire routing and training, must be done by a professional installer and in a professional manner.

Therefore, be it resolved that each unitowner must file with the Association a Request for Modification form titled "Awning Installation" which shall include a complete description of the awning device to be installed, a complete description of the proposed mounting method and arrangement, and the name of the company which will be installing the device.