

SUBJECT: AWNINGS

ARR 3.9

ISSUED: March 2025

PURPOSE: To establish guidelines for co-owners who wish (at their own expense) to add an Awning to the balcony or patio of their unit.

POLICY: Co-owners wishing to add an Awning may do so, with Board approval, when the following requirements and procedures are followed.

REQUIREMENTS:

1. The Awning must be purchased and installed from either Marygrove Awnings, 12700 Merriman Road, Livonia, MI 48150, ph: 734-422-7110 or SunSetter, ph: 219-883-2180.
 - A. Must be a retractable lateral arm
 - B. Material must be solid. Color choice for Marygrove: Linen, for SunSetter: Flaxseed.
 - C. Edge of Awning must be straight (not scalloped).
 - D. Frame color must be White.
 - E. Marygrove style must be Fixed Slope #520.
2. The Awning must fit into the confines of the building width over the balcony or patio.
3. If an electric motor model, the Awning must plug into an existing electrical outlet. If no existing outlet is convenient, an additional outlet may be installed by a qualified electrician.
4. Once installed the Association may require that the housing is painted to match the building trim.
5. Any future changes to a previously approved plan must be submitted for Board review and approval.
6. The co-owner is responsible for the Awning, its installation/removal (if necessary) for building maintenance, the maintenance and repair/replacement.
7. Should the unit be sold, the seller will inform the new co-owner in writing, with a copy to the Association, of the liability to the new owner.

PROCEDURES:

1. Obtain a quote from Marygrove or SunSetter detailing requirements pertaining to the Awning.
2. Get application form from the management company.
3. Complete the entire form. Attach the quote.
4. Return form to management company at least two weeks prior to requested action date.
5. Building and Grounds Committee will review the request. If the criteria are met, they will advise the co-owner to proceed and forward the request to the Board as a matter of record.