

# Chateau Dijon

TOWNHOMES OWNERS ASSOCIATION  
7711 BROADWAY, SUITE 22B • SAN ANTONIO, TX 78209

## BALCONY & PATIO ROLL DOWN SHADE SCREEN RESOLUTION

On the 28<sup>th</sup> day of April, 2021, at the meeting of the Chateau Dijon Townhomes Owners Association Inc. Board of Directors, duly called, noticed and after thorough discussion, the following Resolution was formally adopted by a unanimous vote in favor:

“WHEREAS, the Chateau Dijon Townhomes Rules and Regulations only permit live plants and hummingbird feeders to be hung from any balcony or patio ceiling,

“RESOLVED, that the installation of roll-down shade screens will be conditionally permitted on a pre-approved basis under the following provisions:

- 1) Owners must complete and submit the Chateau Dijon Unit Alteration Form & receive a formal approval letter from the Association.
- 2) Screens and stabilizing rod kit must be ordered through one of the following vendors:

*Texas Custom Exteriors*

*The Chism Company*

- 3) As of this date, the estimated costs for various balcony widths, stabilizing rod kit and labor were:

*Texas Custom Exteriors:*

18.6': \$2,410.00 (incl. Labor)

12': \$1,718.00 (incl. Labor)

11': \$1,628.00 (incl. Labor)

Stabilizing Rod Kit: \$340 /unit

*The Chism Company:*

18': \$3,531.30 (incl. Rod Kit & Labor)

12': \$2,277.58 (incl. Rod Kit & Labor)

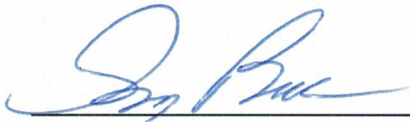
11': \$2,247.06 (incl. Rod Kit & Labor)

- 4) The installed product by Texas Custom Exteriors must be the Sunesta Sunroll vertical screen with Sunbrella “linen tweed” fabric.
- 5) A stabilizing rod kit must also be included so the screen does not flap around in the wind.

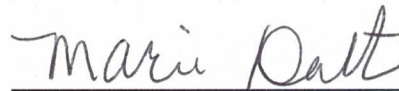
- 6) The installed product by The Chism Company must be Express Screens & Awnings in 'Tan' fabric and Rainier Cable Series 3.
- 7) The width of the screen should be width of the balcony/patio area.
- 8) The expense to purchase, maintain, and replace any roll-down shade is the sole responsibility of the owner and not the Association.
- 9) Shade screens should be rolled up when not being utilized.
- 10) Any preexisting but not approved screen or awning installed before the date of this resolution will need to be replaced within 6 months by the owner.

It is directed that this consent be filed with the minutes of the proceedings of the Board of Directors of the corporation.

Dated: July 28, 2021



Greg Bolden, President  
Chateau Dijon Townhomes



Marie Dahlstrom, Secretary  
Chateau Dijon Townhomes