

## **Orchard Lane Terrace H.O.A.**

### **Architectural Committee**

**July 23, 1999.**

Recently the Board of Directors of Orchard Lane Terrace H.O.A. has debated over allowing homeowners to place sun shades and sun screens on their arbors.

It was agreed that sunscreens and sun shades should be allowed since they offer protection to other investments from the suns damaging rays. It is the responsibility of the Homeowner to repair, maintain, and replace the arbor, but it is the responsibility of the H.O.A. to paint it. The Architectural Committee wishes to recognize the concerns of the H.O.A. and the desires of the homeowners. Homeowners may install sun screen and/or sun shades so long as they meet the following guidelines;

#### **Sun screens and sun shades:**

All materials, installation, and related costs are solely the responsibility of the homeowner.

Shading material may be suspended from the bottom of, or placed atop of the arbor, but shall not extend beyond the outside edges of the beams.

The material used shall be reasonably color matched to the color scheme of the arbor.

Solid plastic or fiberglass material shall be sloped at 4" for drainage.

All material used shall be secured to not sag.

All screening or shading material shall be kept clean, free of debris, and in good repair as to not be an eyesore or hazard.

No portion of the material shall be connected to, or be in contact with, any part of the residential structure. If any damage occurs to areas maintained by the H.O.A. that is caused by the installation of, or the maintaining of, the sun shades it shall be the homeowners responsibility, and he/she shall be assessed the repair costs. When the H.O.A. needs to repaint the arbor, the homeowner shall remove the materials as needed, at his/her expense, to accommodate the painters.