# SUNSET RIDGE TOWNHOUSE ASSOCIATION

COURTYARD AWNING STANDARD

May 2017

1. Scope
   1. Scope - This standard applies the installation of an awning in the courtyard area
2. Purpose
   1. Provide guidance to homeowners
   2. Encourage investment in individual properties
   3. Simplify approval and construction process
   4. Promote reasonable uniformity and standardization
   5. Assure quality workmanship
   6. Increase property values
   7. Provide for the improvement of the community
3. Applicable Documents
   1. Ken-Caryl Ranch Townhouse Association Rules and Regulations (Revised - April 2008)
   2. Ken-Caryl Ranch Townhouse Association Policy and Procedures for Vehicle Parking (Dated 11-5-2013)
   3. Drawings – N/A
   4. Standards –
      1. Courtyard Gate Standard
      2. Courtyard Iron Grill Work Standard
   5. Pictures –





1. Definitions
   1. Units of measure - English system of measure apply
   2. Standard practices – Installation workmanship will be in accordance with approved contractor guidelines
2. General Requirements
   1. Materials
      1. Awning Materials
         1. Acrylic Fabric
         2. Laminated Fabric
         3. Vinyl
         4. Polyester
         5. Canvas
         6. Materials should be flame resistant
      2. Retractable Frame Materials
         1. Aluminum
         2. Steel
         3. Iron
   2. Size – Awning shall not exceed the courtyard footprint
   3. Colors
      1. Earth Tones and white are acceptable awning colors
      2. Bright Reds, Greens ,Yellows are NOT acceptable awning colors
   4. Form, fit, function
      1. Awning shall be retractable
      2. Awning may be crank operated or motor driven
      3. Awning shall be attached to a 2x 6 solid header, properly flashed and caulked, above sliding glass door
      4. Awning shall be wind resistant
   5. Style – N/A
   6. Match existing – N/A
   7. Location - Courtyard
3. Detailed Requirements
   1. As an attachment to the Home Improvement Request Form, the Homeowner shall submit manufacturer’s product brochures for the desired awning
   2. Quality Control – Installation quality control is the responsibility of the Homeowner and the contractor
   3. Inspection
      1. Jefferson Country Building permit maybe required
      2. Members of the Architectural, Building & Maintenance Committee are available for inspection of non-permitted work
   4. Maintenance – Maintenance of awning, retractable frame and operating mechanism is the sole responsibility of the Homeowner.
4. Notes
   1. Hours of work - Work is permitted between the hours of 7:00 am and 5:00 pm Monday to Friday and between 8:00 am and 5:00 pm on Saturday. Work is not allowed on Sunday
   2. Debris/waste disposal and site clean-up are the responsibility of the homeowner and the contractor/vendor
   3. Contractors/vendors are allowed to park in the alleyways while fulfilling the contractual obligations
   4. Work shall be scheduled so as not to impact weekly trash pickup, snow removal and/or landscaping activities
   5. The Sunset Ridge Townhouse Association Management Company shall be notified when the work begins and when the work is complete
   6. A list of contractors/vendors (not qualified by the KCTOA) is available upon request (to be used at homeowner's risk)
   7. The homeowner assumes all liability for themselves, their contractors/vendors, their assigns, and the work preformed.