

## PATIOS II OF ST. ANDREWS PARK ASSOCIATION, INC.

### **SPECIFICATION FOR INSTALLATION OF PATIO AWNINGS**

1. Awnings shall be installed within the screened enclosure of the patio. No awning will be installed on patio home in full and open view of the common area.
2. The awning will be attached to the concrete lintel below the soffit on the rear of the patio home. No installation will be permitted on the roof surface or suspended from the soffit. Note: some manufacturers may require a minimum mounting space of eight inches and a seven feet minimum from the patio to the bottom of the mounting space.
3. Wood planking will not be permitted to be attached to the lintel. Note: some vendors may suggest or require a wood plank be attached to the lintel to enlarge the mounting area if the area is less than specified.
4. The aluminum extruded mounts will be properly installed to ensure a firm base which will support the weight of the roll-up bar and awning. A "tapcon" screw or similar bolt should be used to secure the mount to the lintel. Care should be taken to ensure a sufficient number of mounts are installed.
5. The mechanism shall be powered by a hand crank and/or an electric motor.
6. The frame, extended arms and any other exposed metal components shall be white in color.
7. The cloth material should be canvas or acrylic and should be rot and mildew resistant.
8. The color of the awning material shall be a solid neutral color, closely matching the painted exterior walls.

### Unit Owner's Responsibilities

1. Prior to installation, a "Request for Exterior Modification" must be submitted for approval to the Board of Directors by the Unit Owner and must include: a) the vendor order form containing the product description and awning width and projection distance, b) sample of material to be used, c) a drawing indicating the dimensions of the current screened cage and back wall with the quantity and placement for the mounting brackets and d) a signed copy of the attached form confirming agreement to Unit Owner's Responsibilities.

2. Any permit required by Sarasota County will be the Unit Owner's responsibility. The installation shall be done by a licensed dealer or contractor to ensure proper installation.
3. The Unit Owner agrees to indemnify and hold harmless the Patios II of St. Andrews Park Association, Inc. for any claims or liabilities arising out of, or related to, the awning including any collateral damage created by wind or broken equipment.
4. The Unit Owner agrees that the Patios II of St. Andrews Park Association, Inc. owes no duty or any warranty obligations to the Unit Owner, or subsequent owners, as to the work performed.
5. The awning shall be maintained in a presentable and acceptable condition and shall be closed when not in use. If and when the awning is removed, the Unit Owner shall restore the wall to its original condition.
6. If and when the patio home is sold, the Unit Owner is responsible for informing the new owner of the new owner's acquired responsibility and liability relative to the awning.

PATIOS II OF ST. ANDREWS PARK ASSOCIATION, INC.

834 Montrose Drive, Venice, FL 34293

Phone 941-493-3893

**OWNER'S STATEMENT REGARDING AWNING RESPONSIBILITIES**

To the Board of Directors of Patios II of St. Andrews Park Association, Inc.:

Re: Our Request for Exterior Modification dated \_\_\_\_\_

I/We, the Unit Owner(s) of the patio home at \_\_\_\_\_

\_\_\_\_\_

do hereby agree to the following:

1. Any permit required by Sarasota County will be my/our responsibility. The installation will be done by a licensed dealer or contractor to ensure proper installation.
2. I/We agree to indemnify and hold harmless the Patios II of St. Andrews Park Association, Inc. for any claims or liabilities arising out of, or related to, the awning including any collateral damage created by wind or broken equipment.
3. I/We agree that the Patios II of St. Andrews Park Association, Inc. owes no duty or any warranty obligations to me/us, or subsequent owners, as to the work performed.
4. The awning will be maintained in a presentable and acceptable condition and will be closed when not in use. If and when the awning is removed, the I/we will restore the wall to its original condition.
5. If and when the patio home is sold, the Unit Owner is responsible for informing the new owner of the new owner's acquired responsibility and liability relative to the awning.

\_\_\_\_\_  
Unit Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Unit Owner

\_\_\_\_\_  
Date