

Awnings and Shade Sails

Installing exterior retractable patio awnings and structurally anchored shade sails are considered architectural alterations to a home's exterior and therefore require prior approval of the Architectural Review Committee and Board of Directors.

Retractable patio awnings

Retractable awnings allow residents to have shade and enjoy sun when they wish.

General specifications:

- Awning style – Lateral arms open and close horizontally under the awning canopy
 - Retraction – manual or motorized
- Widths – 8 feet to 20 feet
- Projection – 7 feet to 11 feet 8 inches
- Fabric Selections
 - Solid lighter colored earth tones which are complementary to the residence exterior paint
 - Vertical striped with lighter colored earth tones which are complementary to the residence exterior paint

Installation

Retractable awnings may be mounted on residences in the area above patio windows and doors and below the horizontal flashing between panels on two story residences. Awning installation must allow for future removal for maintenance (painting and replacement) of exterior siding.

Shade Sails

Shade Sails (aka Sun Sails) with the right design provide shade to patio areas. The sail is typically anchored to a residence, garage, or wood posts no more than 8½ feet in height which are embedded in concrete footings. Shade sails are considered temporary tension structures which may be taken down seasonally.

The perimeter of each sail is designed with a catenary curve inwards towards the center of the sail to control the fabric tension. Shade sails have reinforced webbing around the edges and marine stainless-steel Delta or D-Rings at each corner. When properly anchored and tensioned, this curve or gore helps eliminate fabric wrinkles, sagging and flapping in the heaviest of winds.

General specifications:

- Style – Triangle or rectangle
- Widths – Variable depending on location of installation
- Fabric Selections
 - Solid color lighter colored earth tones which are complementary to the residence exterior paint

Installation

Shade sails may be mounted on residences in the area above patio windows and doors and below the horizontal flashing between panels on two story residences. Sail installation must allow for future removal for maintenance (painting and replacement) of exterior siding. Sails may not be anchored above horizontal flashing between panels on two story residences. Mounting anchors must be securely installed, and sealed to prevent moisture intrusion, through exterior paneling into structure framing.

Applications

Applications for retractable awnings and shade sails must include a full description of the proposed installation as well as samples of the selected awning or sail fabric.

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