



FIRST COLONY
COMMUNITY ASSOCIATION

AWNINGS

Article VIII, Section 5 of the Declaration of Covenants, Conditions, and Restrictions for First Colony (the "deed restrictions") require that:

... plans and specifications showing the nature, kind, shape, color, size, materials, and location of such modifications, additions, or alternatives shall be submitted to the Modifications Committee for approval...

The following guidelines have been developed to assist homeowners in complying with the above requirement of the deed restrictions. A Modifications Request form must be submitted prior to installation.

Submittal requirements include a completed, signed a modifications request form. Also attaching a survey site plan. A picture or drawing of the house indicating the window location where the awnings will be installed. A picture of the actual awning design, including awning structure, size and information on how it will be attached to the house. A color sample of the material to be used (minimum four inch (4"), square - non-returnable, must also be submitted

Adherence to these guidelines will usually result in the prompt approval of your request; however, adherence does not guarantee approval nor does it eliminate the need to submit a written request in advance of installation. Failure to submit a request in advance may result in the homeowner incurring unnecessary expenses to modify or remove the modification and being subject to fines.

Location & Type

Awnings may only be placed on rear and side windows when not visible from public view. Awning installation over front doors and windows is strictly prohibited. They can be either permanent or retractable (either manual or mechanized). If mechanical, the mechanism may not be visible.

Materials


Awning material should be canvas, or other appropriate material and solid colored. Only the following colors will be permitted: dark navy blue, maroon, forest / hunter green, beige or brown.

Maintenance

Awnings must be properly maintained at all times, including periodic cleaning of the awnings. They must be replaced when they are faded, ripped or badly worn.

NOTE: Some neighborhoods may have more restrictive guidelines, which would supercede these guidelines.

The FCCSA Executive Director approved these guidelines on the 25th of April, 2002 based on authority by the Board of Directors. Changes to these guidelines may be made at any time without prior notice.


Sandra K. Denton, Executive Director