

Hidden Lakes
Architectural Committee
May 4, 2006

Bulletin #5 – Attached Window Shade Structures (Awnings)

- All shade structure installations must be submitted on a Modification Request Form to the Architectural Committee for review and approval prior to installation.
- Include with the submission, information of the types of materials to be used as well as a picture depicting the intended shade structure.
- All shade structures are to be securely attached to the home above the window. Information as to the distance the structure will be extending beyond the home is to be included in the ARC submission.
- Frame construction must be comprised of aluminum or steel. No wood construction, as over time this will rot and cause the shade structure to lose its original approved shape.
- Fabric should be a weather resistant heavy duty material made specifically for this type of installation and use (example: canvas). The color of the fabric is to match as close as possible the current approved exterior trim color of the home.
- It is the home owner's responsibility to maintain the appearance of the structural shade, including fabric appearance.
- In the event the condition deteriorates, the homeowner will receive a 30-Day corrective action notice to bring the shade structure back to its original condition or remove it within 30 days of the date of the notice. This includes shade structures that have been damaged by weather, animals, etc. Fabric with noticeable tears and holes is not acceptable.