

BEACH MANOR VILLAS SOUTH, INC.

Managed by KEYS-CALDWELL, INC. 1162 Indian Hills Blvd., Venice, FL 34293
Telephone: (941) 408-8293 Fax: (941) 408-8664 Email: <https://kcl.cincwebaxis.com>

AWNING INSTALLATION STANDARD

WHEREAS, the Board of Directors, (hereinafter referred to as the "Board"), of BEACH MANOR VILLAS SOUTH, INC. (hereinafter referred to as the "Association"), is required to maintain the uniform appearance of the exterior of the units within the Association which shall include type, style, color, and such other factors deemed relevant by the Board; and

WHEREAS the Board shall not refuse to approve the installation of Awnings conforming to the specifications adopted by the Board; and;

WHEREAS,

- 1) The structural integrity of each building is important.
- 2) The type, style, color, and quality of the Awning construction materials to be installed are important.
- 3) The method of attachment, installation, and placement of the Awning is important.
- 4) The resultant exterior appearance of each building is important.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE BOARD OF DIRECTORS OF BEACH MANOR VILLAS SOUTH, INC. that the following Exhibits attached hereto and made a part hereof, be adopted as The Beach Manor Villas South, Inc. Awning Installation Policy, effective _____:

EXHIBIT A Application and Approval Procedures.

EXHIBIT B Responsibility.

EXHIBIT C Liability.

EXHIBIT D Awning Specifications.

EXHIBIT E Application for Approval to Proceed with Installation of Awning.

ADOPTED by the Board of Directors this 9th day of March, Year 2023.

BY: Jeff Reynolds

President of the Association

EXHIBIT A

APPLICATION AND APPROVAL PROCEDURES

1. Each Unit Owner desiring to install an Awning shall comply with each of the procedures, provisions, requirements, and specifications of this Awning Standard unless specifically authorized by the Board to the contrary.
2. Each Unit Owner wishing to install an Awning shall submit to the Architecture Review Committee ("the ARC") a completed Application for Approval To Proceed With Installation of an Awning form (See EXHIBIT E), together with such other documentation and information as may be specified in this Policy and /or reasonably requested by the ARC. Such documentation and information shall include, but not necessarily be limited to:
 - a. The exact location and placement of the Awning.
 - b. The Color and or pattern of material to be used.
3. Applications shall also include proof that every individual or entity who will be installing the Awning.
 - a. That they carry Liability Coverage in an amount of not less than One Million (\$1,000,000.00) Dollars.
 - b. That they are covered by Florida's Worker's Compensation Insurance, if required to do so by law. A Worker's Compensation Exemption Form covering only one person may be acceptable provided that the one person named in that form will be the only person performing work at the site.
4. The ARC will have ten (10) days from the date it receives all the information and documentation required as a part of the Application process to recommend to the Board either approval or disapproval of the Application. A recommendation by the ARC to disapprove the application shall specify the basis for that recommendation, and the modifications, if any, to the Application that could result in a recommendation for approval.
5. The Board shall consider the Application and the recommendation of the ARC at its first meeting following the ARC action, and shall vote at that meeting to either approve, disapprove, or request modification of the Application.

EXHIBIT B

RESPONSIBILITY

1. It is expressly understood that each Unit Owner is responsible, either directly or through his or her agents:
 - a. For all costs relating to the installation and maintenance of said Awning.
 - b. For the obtaining of all necessary building or zoning permits as may be required by applicable city, county, state, or other governmental entities with respect to the installation of said Awning.
 - c. For the proper installation of said Awning including, but not limited to the following requirements:
 - i. That the installing company or manufacturer be appropriately licensed, as required.
 - ii. That the installing company, manufacturer, or individuals be knowledgeable with respect to the type of installation to be made.
 - iii. That all anchorages be sized and spaced so as to properly transfer the design loads of the installed Awning to the host structure, finishes or waterproofing systems, etc.
 - iv. That all fasteners and attachment hardware meet all applicable current State, County and City wind codes.
 - v. For the maintenance of said Awning, including, but not limited to the following requirements:
 1. That Awning will be maintained in a proper working order; and,
 2. That Awning will be maintained free of excessive dirt and debris.
2. It is further expressly understood and agreed that all conditions as contained in any Exhibit hereto, shall be binding upon said Unit Owner, his or her heirs, successors or assigns, and shall be a condition implied in any conveyance or other instrument affecting the title of the affected Unit

EXHIBIT C

LIABILITY

1. The intent of the Board is that the total cost relating to the installation, repair, and maintenance of any Unit Owner's Awning be the total responsibility of said Unit Owner. It is further assumed that each Unit Owner installing an Awning will properly maintain it. The following provisions are intended to protect the Association and its members in the event that some claim or expense is incurred by the Association in the event that someone does not maintain their Awning as anticipated, and to outline the procedures that will be followed.
2. The Unit Owner agrees to indemnify, defend and hold harmless the Association from any and all claims, actions, costs, or expenses of any nature whatsoever, including but not limited to attorney's fees, arising out of or caused by said Awning, to the extent that such claims, actions, costs, or expenses are not covered first by the general comprehensive liability insurance policy of the Association, if and as applicable.
3. If the Unit Owner fails to maintain his Awning or fails to make repairs to it as needed, then the Association shall have the right to have such maintenance or repairs performed, but only after reasonable written notice to the Unit Owner by the Association. All costs of such maintenance or repairs incurred by the Association shall be the responsibility of that Unit Owner, who shall immediately reimburse the Association for such costs upon being presented with an Invoice for those costs.
4. As security for any payment owed the Association in accordance with either of the above paragraphs, and in accordance with applicable Law, the Association shall have a lien on the Owner's Unit for all of said costs and expenses which shall be considered an assessment against the Owner's Unit.

EXHIBIT D

AWNING SPECIFICATIONS

1. **APPROVED VENDER & INSTALLER**
 - a. **SPF (Sun Protection of Florida)**
2041 56th Ave Cir E
Bradenton, FL 34203
941-720-8989
Annie Skokos
Annie.skokos@sunprotectionfl.com
2. **AWNING FRAME TYPE:**
 - a. **WHITE** powder coated aluminum.
3. **AWNING MATERIAL:**
 - a. **SUNBRELLA** with **SEA WAVE** style valance
4. **PATTERN OPTIONS:**
 - a. Striped: **SAXON CASCADE**
 - b. Coordinating Solid color: **NAVY.**
5. **LIGHTING**
 - a. **LED:** In frames only
6. **WIND SENSOR**
 - a. **Optional but Recommended**
7. **AWNING ELECTRICAL REQUIREMENTS**
 - a. 120 Volt GFI Outlet.
 - b. Weatherproof wiring box.
8. **AWNING LOCATION**
 - a. **Awnings must be centered above the window opening.**
9. **AWNING DIMENSIONS**
 - a. **CARPORT SIDE OF HOUSE:**
 - i. 11.5' Wide X 10' Projection
 - ii. 13' Wide X 10' Projection
 - b. **FRONT SIDE OF HOUSE**
 - i. 10' Wide X 8' Projection
 - ii. 11.5' Wide X 10' Projection

EXHIBIT D-1

AWNING LOCATION
SPECIFY ON APPLICATION

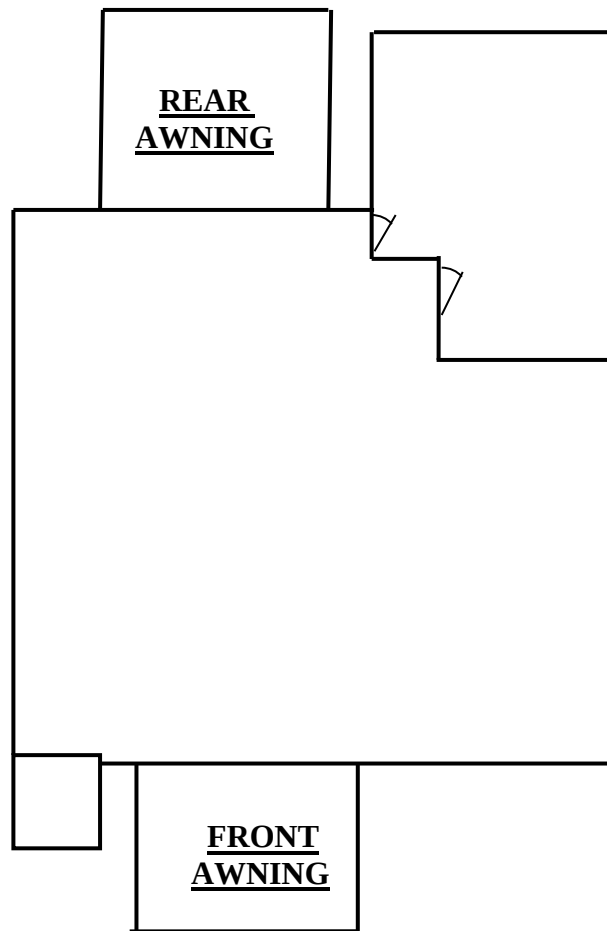


EXHIBIT E

APPLICATION FOR APPROVAL TO PROCEED WITH AWNING INSTALLATION

TO: ARC COMMITTEE AND BOARD OF DIRECTORS, BEACH MANOR VILLAS SOUTH

ARC Member Signature Acknowledging Receipt of Application:

Name _____ Date Received: _____

FROM:

Unit #____ Name_____

SUBJECT: **Application for Approval to Proceed with Installation Patio Awning***

*To be considered, application must be completed and submitted with all required Exhibits.

It is requested that I, (we), be permitted to proceed to install an Awning over our patio, for the subject unit, according to the Association Board of Directors' Resolution "Awning Installation Standard".

I, (we), acknowledge, understand, and agree to abide by the TERMS AND CONDITIONS of the Beach Manor Villas South, Inc. Awning Installation Standard and will make the installing contractor aware of same. I, (we), am responsible for maintenance, repair, and replacement of the installed Awning.

Unit Number _____

Unit Owner Signature _____ Date_____

Approved ____ Rejected ____ See Attachment____