



**LAKE BARRINGTON COMMUNITY
HOMEOWNERS ASSOCIATION**

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HOMEOWNER APPLICATION FOR

ARCHITECTURAL REVIEW

AWNINGS

SUPPLEMENTARY INFORMATION

The Architectural Commission meets on the first Monday of each month, unless otherwise posted. Applications must be submitted to the Management Office at least one week in advance of the meeting in order to be considered. Please allow time for approval by your Condo Board as well. A schedule of all Condo Board meetings is available in the Management Office.

AWNINGS CHECKLIST

Ensure that the following items are included in your proposal.

- _____ Provide drawing or photograph showing side of building with window(s) or door over which awning(s) will be installed
- _____ Provide dimensions of awning
- _____ Indicate color and fabric awning is to be made of. Select from color chart in Management Office
- _____ Provide product literature / brochure for awning
- _____ If motorized, indicate how and where motor will be located and its power source. A building permit may be required; check with the Village.

ARCHITECTURAL POLICY

for

AWNINGS

Recommended Standards and Installation

Awning specifications are divided into three sections: Description and material specifications; aesthetics structure and installation; and maintenance and responsibility. Homeowners must complete a Homeowner Application for Architectural Review and submit it to the Management Office prior to any installation.

I. DESCRIPTION AND MATERIAL SPECIFICATIONS

Awnings falling under this category shall conform in all respects to the following description. Applicants are strongly encouraged to stay within these guidelines.

The brand most commonly selected by homeowners is Eastern Awning System, Inc. This brand meets all specifications shown below.

Other brands may be submitted to the Architectural Commission and may be added to the above approved brand on an “as submitted” basis, provided they meet all of the following specifications:

The applicant must provide with their application, awning specifications and installation instructions showing compliance with all requirements in each section.

1. Styles of awnings allowed shall be:

Stationary installations with supports at the outer edges (typical installation over patio, deck, or balcony deck)

Stationary installation with knee braces (typical installation covering a window or entry door to a single-family dwelling).

Retractable installation (typical installation over patio, deck, or balcony deck)

2. Awning fabric choice is from the Sunbrella® line of awning fabrics, as an example, or of similar quality and material.
3. Awning colors are pre-selected by individual condominium associations and are available at the Management Office. However, in those instances where no particular color has been selected or the association is “quiet” on

the color preferences, then choices shall be made from the master color chart.

NOTE: Where there is a choice of colors for an installation, it shall be the operating rule that any pre-existing awning installations on the same building shall govern all subsequent color installations.

4. All awning supports shall be constructed of the following material based on design of covering.

Stationary awnings covering patios, decks, balconies or windows shall be framed with appropriate anodized aluminum or metal tubing framework which shall match covering fabric.

Stationary awnings shall be installed so that the outer edge of the covering extends beyond the deck railing by a minimum of 4 inches but not more than 6 inches on decks and balconies that are above lower-level decks or balconies.

Entry door installations (doors to a single-family dwelling): the edge of the awning covering should extend beyond the door stoop by a minimum of 2 inches but not more than 4 inches.

NOTE: Stationary awnings are to be removed and stored between November 15th and March 15th.

Retractable awning systems (both manual and motorized) are packaged as a unit and the approval of a desired package will dictate the accompanying support mechanisms and framework. Installation of retractable awnings must be affixed to the structural members of unit.

NOTE: Retractable awnings, when not in use, should be stored in closed position to minimize potential damage to the exterior of the building for which the unit owner bears full responsibility.

In the case of power-assisted units, all electrical installations shall conform to association rules for such installations. All electrical installations must meet existing codes and conduit and controls cannot be exterior to the building.

NOTE: Where there is a choice of awning shapes/designs for a stationary or retractable installation, it shall be the operating rule that any pre-existing awning installation in the same building shall govern all subsequent installations (shape/design wise) to the best extent possible.

II. AESTHETICS, STRUCTURE AND INSTALLATION

The applicant must provide with their application, dimension specifications and installation instructions showing compliance with all requirements in each section. Stripes, initials, designs, fringe, etc. will not be recommended.

All installations shall conform to structural and functional requirements deemed appropriate by manufacturer and installer and applicable requirements and rules of Association/Architectural Commission.

The Architectural Commission shall examine and take into consideration any visual obstruction issues an awning installation presents to the immediate and adjacent or other affected neighbors.

III. MAINTENANCE AND RESPONSIBILITY

NOTE: Unit owners and all subsequent owners of said unit, where an awning has been installed, shall bear responsibility for the: installation and maintenance of an awning, associated framework and any electrical supply lines, controls, and additionally, are also responsible for the common elements to which the awning is affixed to a building. Annual cleaning and any repair work (including the replacement of tattered, discolored or faded awning(s)) should be done in a timely fashion and is the responsibility of the unit owner.

The unit owner shall assume responsibility for the following:

1. Completing and submitting an Application for Architectural Review and supplying all required information on forms as now written and as may be modified from time to time, including signature sheets.
2. Selecting contractor.
3. Assuring the contractor is bonded and insured before letting job.
4. Applying for or seeing that contractors applied for necessary Village of Lake Barrington building permits and that it is properly displayed during installation. The ultimate responsibility for obtaining and displaying a permit lies with the unit owner.
5. Acquainting the contractor with LBCHA awning requirements as set forth in this document and as may be modified from time to time.
6. Undoing and making whole, at unit owner's expense, any work done without approval of Architectural Commission and/or unit owner's Condo Board.
7. Failure to comply with any of these requirements with respect to aesthetics, installation defects and structural damage shall result in

corrections at unit owner's expense. This also includes replacement of non-approved awning(s) with approved ones.

8. It shall be unit owner's responsibility to request a clarification from the Architectural Commission on requirements not understood by them or their contractors.
9. Unit owners shall, by the act of installing any awning (even though in conformity with all awning requirements), assume full responsibility for any damage to the exterior of the unit.
10. Unit owner's assumption of responsibility for maintenance, replacement and liabilities outlined in paragraph 9 above shall be passed on to subsequent owners. It shall be incumbent upon unit owners to notify prospective buyers of their assumption of their awning installation liabilities and unit applicants for awning installation hereby agree to so notify all prospects. Notification methods and requirements may be changed from time to time, but notification of new buyers shall always remain incumbent upon the selling unit owner.

Approved by LBS Master Board, October 13, 1999