

# YOUR HOMEOWNER'S ASSOCIATION PROPERTY IMPROVEMENT HANDBOOK

## Property Improvement Memo

# PIM 10

### AWNINGS AND PATIO COVERS

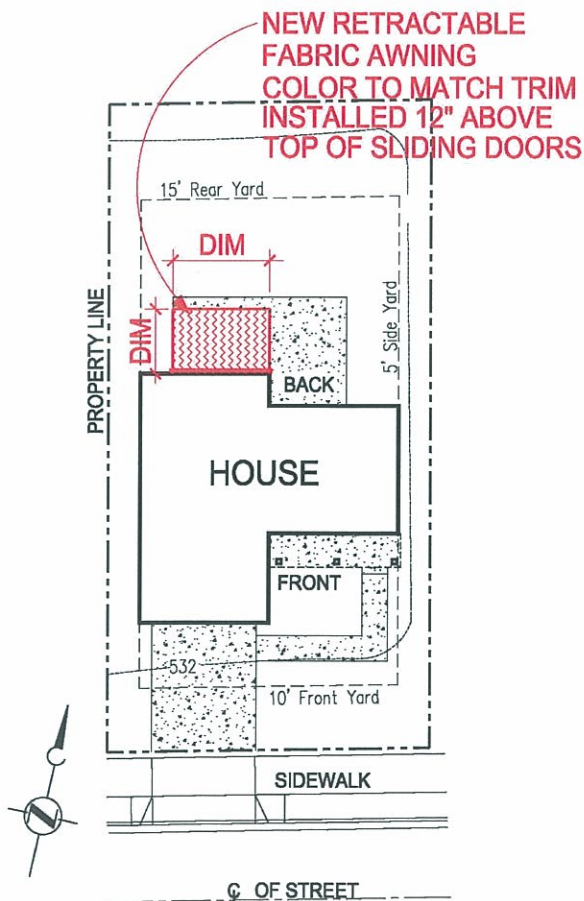
### Application and Construction Requirements

The following Property Improvement Memo has been provided to assist Homeowners in preparing property improvement applications to the Association. It lists information which must appear on submitted applications.

#### Sample Site Plan

See Definitions for *Site Plan*.

The Sample Site Plan below shows additional information needed, in red, for application of awnings and patio covers.



#### Application Requirements:

- Completed Application Form
- Site Plan - Please, use site plan of your actual property provided by your Developer/Builder as basis for application.

#### Please add to the Site Plan:

- Drawing of proposed location of new awning or patio over
- Setbacks and awning dimensions indicated
- Height and material of awning or patio cover and supports
- Elevations and plans for patio covers
- Photograph or drawings of the type of proposed awning or patio cover

You may be required to provide additional information, including a professional survey, to meet specific requirements of the Property Improvement Committee.

*We urge you to not begin construction until you receive all of the appropriate approvals.*

#### Construction Requirements:

- All window and patio awnings require property improvement application and approval.
- Corrugated metal, plastic or vinyl awnings are not allowed, see Figure B.
- Patio covers and awnings must be professionally attached to the house and designed to withstand wind and other natural conditions.
- Permanent patio roofs should complement the scale of the house and not violate any setbacks or impervious rules.
- Depending on their size, permanent patio roofs should either shed water onto the property, or collect water into gutters and downspout connected to the property's storm drainage system.
- Permanent patio covers may be considered a part of impervious surface on your property, if they cover a permeable surface. Impervious rules may not be violated.

#### Construction Recommendations:

- Awnings on the front or sides of the house are discouraged.
- Retractable fabric awnings should be of neutral colors corresponding with the color of siding or trim and appropriately sized for the window or door. See Figure A.
- Awnings should be maintained as to avoid a worn, torn or faded appearance.
- Use reputable manufacturers and installers of retractable

**Property  
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*Examples*

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**Figure A**

**Awning Configurations RECOMMENDED**



fabric awnings. Minimum of 3 year warranty is recommended.

- Roofs over patios must match the existing roof of your house.
- Permanent roof over patio must complement your house in size, scale and design. The roof should look like an integral part of your home.
- Patio table umbrellas and portable picnic area covers sold at home and garden stores can be used in the back yard only as long as they are aesthetically pleasing. They must be removed or disassembled at the end of the summer season. They are not acceptable as permanent patio or deck coverings, see Figure
- Should you have specific questions regarding the siding warranty for your home, please refer to the warranty you received at closing. Additional information about the recommended maintenance and care of your home is included in your homeowner's manual. If you have any additional questions or concerns regarding the warranty on the home, or need to obtain a copy of your siding manufacturer's warranty, please feel free to contact your builder.

You, the applicant, have the sole responsibility for ensuring full compliance with setbacks, easements, permits, fees, ordinances and restrictions associated with the modification of your property.

Washington law requires you to "Call Before You Dig", prior to any digging or excavation to protect you and underground utilities ( [www.callbeforeyoudig.com](http://www.callbeforeyoudig.com), 1-800-424-5555 )

Approval by Property Improvement Committee does not constitute approval by any other jurisdiction, regulation or restriction.

*You, the applicant, have the responsibility to submit for PIC approval even if your proposed improvement follows the requirements described in this Property Improvement Handbook..*

**Figure B**

**Awning Configurations NOT RECOMMENDED**

