

**WYNDS AT OAKBROOK PATIO AWNING
AGREEMENT AND SPECIFICATIONS**

The Wynds at Oakbrook Homeowners Association has established the following criteria and specifications for association members (homeowners) desiring to install a patio awning.

GENERAL REQUIREMENTS:

1. The awning shall be erected, maintained, repaired and replaced solely at the expense of the member. Installation shall be done in a good and professional manner in accordance with all local laws. Damage to the structure as a direct or indirect result of this improvement is solely the financial responsibility of the member.
2. An Improvement Application with detailed drawings/sketches showing proposed width and location shall be submitted thru the property manager for action by the Architectural Control Committee.
3. The Architectural Control Committee shall approve or disapprove the Improvement Application and furnish applicant (homeowner) with written documentation of decision.
4. This agreement is binding upon the respective heirs, successors and assigns of each party to it.
5. Failure to follow this agreement will result in written notice to the address of the property in violation. Should the violation not be remedied within 15 days after the mailing date of notice, the association shall have the awning removed and repairs made at the expense of the member. These expenses will include all reasonable costs, attorney fees and court costs. The costs associated with this action shall be paid to the association promptly upon receipt of invoice, or the expenses incurred will become a lien against the property.

GENERAL SPECIFICATIONS:

1. The awning shall conform to the general specifications as set forth below.
 - a. Awning shall be wall or soffit mounted only-no roof mounts
 - b. Awning shall be fully retractable and self supporting-no vertical supports
 - c. Awning shall not encroach onto adjacent unit
 - d. Awning mechanism shall be motorized with a motion sensor to force retraction of the awning in the event of damaging wind conditions
 - e. Awning fabric shall be "Sunbrella" brand, 100% acrylic woven material
 - f. Frame color shall be ivory or sand.
 - g. Only a standard valance, 9 inches or less in height, shall be used.
2. Approved manufacturers and suppliers are as listed below:
 - a. Llaza Brand Retractable Awning (Overhead Door)
 - b. Eclipse Retractable Awning (Queen City Awning)
 - c. Durasol SunShelter Elite Awning (Queen City Awning)
3. Approved "Sunbrella" colors:
 - a. #4777 Grey/Beige Chip Fancy
 - b. #4936 Sand Graduated Stripe

As the applicant(s), I(we) understand all rules and regulations relating to the proposed improvement and agree to abide by the same. Furthermore, I understand that maintenance and upkeep of this improvement is my sole responsibility, or that of my successors, including any damage to the structure to which the improvement is attached.

Dated this ____ day of _____, _____

Applicant

Wynds at Oakbrook Homeowners Association
Architectural Control Committee

Applicant