

All changes or additions to Village IV Limited Common property require approval from the HOA Board. A completed Architectural Application, available from the Village IV website, is required to be submitted to the Property Management company.

CC&R Section 6.07 Miscellaneous Restrictions

(e) No reflective materials including but not limited to aluminum foil, reflective screen or glass mirrors or similar type items shall be permitted to be installed or placed on the outside of inside of any windows, Enclosures shades, screens or other items affecting the exterior appearance of any patio or balcony shall not be permitted without the express written consent of the Board of Directors and shall be subject at all times to the rules and regulations.

The HOA Board of Directors has established the following policy regarding acceptable sun shades and installation on rear patios:

Sun shades are only permitted to be rolled down for temporary relief from the sun and are not to be left down unattended, used as a privacy screen or act as an enclosure.

SUN SHADE DETAILS

1. Material must be UV resistant all weather exterior material only.
2. Sun shade color must closely resemble the building stucco color.
3. Sun shade operation must be cordless (child safe).
4. Sun shades are required to hang and fully retract vertically; curtains are not acceptable.

INSTALLATION DETAILS

5. Sun shades for ground floor patios must be mounted to the interior side of the second floor deck support beam, and to the interior side of the roof support beam on second floor patios. In all cases the shade mounting hardware is not to be visible from the exterior of the building. Shades on second floor patios may not be attached to the exterior side of the building wall, roof support or roof wood fascia board.

Second floor patios with partial roof overhangs will not be considered for sun shades.

6. Sun shades are not permitted to be fastened to the building or railings, apart from the mounting hardware. Mounting details are to be provided with the Application.
7. Sun shades are not permitted to be installed in the front entry.

Sun Shade mounting location for both ground and second floor patios:



The home owner shall be responsible for all costs, repairs, maintenance of sun shades including but not limited to the shade screen material, brackets and mounting hardware. Repair of damage caused to the building or stucco finish is also the responsibility of the home owner.

Sun shades not approved by the HOA Board or sun shades left down for privacy will result in a Notice of Violation. Repeat offense and/or a continuance are subject to fines in accordance with the Village IV Schedule of Fines.

The HOA board can upon repetitive offenses order the screen to be removed and repairs made to the stucco to return it to its original state prior to the installation of the screen.