

April 6, 1995

*Approved
6/6/95*

To: Board of Directors, Mallard Point Townhome Association
From: Mallard Point Townhome Association, Architectural Review Committee
Subject: Installation of Awnings on Townhome Units

After careful research and review, your committee recommends allowance of installation of awnings on Mallard Point Townhome Units subject to the following restrictions and guidelines.

- Any and all awnings to be placed only over deck areas of individual units.
- All awnings to be of the retractable design with mechanical parts to be finished in the color white.
- Canvas to be the color gray with terra cotta color piping around the valance only.
- Covers for units are optional, however, if installed they should be the color gray to blend with the building color.
- Homeowners are expected to maintain their awning unit properly and will be responsible for any and all upkeep and maintenance at individual owner's expense.
- Homeowners will be responsible for any and all damage caused by awning units, any costs incurred to owner's property, as well as any costs for damages caused to any property in the complex will be responsibility of homeowners.
- Any proposed installation of awnings by each individual homeowner shall be first approved by the Architectural Review Committee.

Committee Members:
Don Dalton
Jerry Jebo
Bill Speck
Jim McGrath
Carl Epley