

EXTERIOR SHADE POLICY

The objective of exterior shade policy is to minimize interior sun damage and heat, reduce cooling costs, provide privacy for occupants, and establish a standardized appearance within the complex.

Material - Only sunshade cloth-type material is permitted. Examples include HDPE or high density polyethylene fabric. HDPE is non-toxic, lead free, and 100% recyclable. Its design allows for free airflow while blocking 95% of harmful UV rays, reducing temperatures beneath your shade without trapping heat. Materials that degrade quickly, such as bamboo, are not allowed.

Color: Neutral light colors that harmonize with the exterior stucco of the building are required. Examples of neutral light colors include cream, sesame, or pebble.

Attachment Method and Size:

- **Flush attachment:** If the shade is attached and rests directly on the window or patio slider ('flush'), it should be the same width (or wider) than the window or slider.
- **Second floor bedroom balconies:** For second floor bedroom balconies, the shade is to be mounted on the overhang beam and a 120 inch width sunshade shall be installed. It must be mounted on the inside of the beam, not on the outside of the beam.
- **First floor bedroom patios:** No shades of any kind are to be installed in the stucco ceiling of the first floor bedroom patio. Flush mount is allowed.

Anchors - All shades must be securely anchored to prevent movement (especially, during wind and rain) and potential damage to the building. For non-flush sunshades, all anchors must be located on the inside of the bedroom balcony wall. Regardless of the shade's location, all anchors that pierce the stucco must be installed and maintained in waterproof condition. Any damage to the stucco or structure shall be the responsibility of the homeowner.

Window Shade Safety Guidelines: All sunshades must not have free-hanging operating cords. In addition, sunshades should not use continuous cord loop and bead chain designs.

Condition - All shades must be maintained in good condition by the homeowner and replaced as needed.

Effective date- All current sunshades must be in compliance with the shade policy adopted on 11/18/2017. For future additions and replacements sunshades must adhere to this policy adopted on 3/21/2026

Board Approval - Any exterior shade installation requires approval of the Architectural Committee .