

6-01-2016

Retractable Awnings are now approved for the rear wall in all units in the Seabridge Community

ARC Approved Specifications for Retractable Awnings on rear wall of Homeowner's property are as follows:

1. Awning may be manual or motorized roll-up. No fixed Awnings are permitted.
2. Maximum width of Awning to be 20'-6"
3. Minimum width of Awnings to be 19'-0"
4. Maximum projection(Unfolded) of Awning to be 10'-6"
5. Height when closed measured from deck surface to the center of the roll up tube is 8'-8".
6. Height when Awning fully extended is 7'-4" from deck surface to bottom of end support rail. No steep slope awnings are permitted.
7. Valance to be straight not scalloped and hang no more than 10" below support rail. Fabric to be exactly same as cover.
8. No additional side curtains or screens are permitted at any time.
9. On installations where no wood patio exists and are being made directly to a stucco wall, a metal cover over the awning framework must be installed. Cover must be part of Awning Manufacturer's Assembly.
10. Metal cover to be same color as metal framework.
11. All metal framework to be factory finished "Tan" color.
12. All Awning Fabric to be "Sunbrella" Tresco Linen #4695. No exceptions.
13. No exposed wiring in motorized installations. Short 12" max. pig tail to an approved receptacle is acceptable.
14. For protection of the Awning the optional wind sensor is highly recommended due to the high gusty afternoon winds and Santa Ana wind conditions. Non-Motorized awnings must be manually retracted.
15. It is the intent of the awnings to be used as temporary weather protection and is not expected to be left fully open(Unfolded) 24 hours a day, 7 days a week. Awnings must be closed from midnight to 7:00am daily.
16. ARC approval is mandatory for all retractable Awning Installations. The name of the manufacturer and documentation describing the above required specifications is required to be submitted with ARC Request form.

A prototype installation can be observed at 3288 Tempe Drive. Various manufacturers make similar retractable Awnings. The prototype was installed by Above All Awnings. Manufactures such as The Awning Company, Accent Awnings and others as you select who can meet the above specifications are acceptable.