

Bethune Condominium

Retractable Awning Requirements

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The Board of Directors has approved the requirements for unit owners who would like to install fully retractable awnings over the living room patio door. Consultations were held with Patrick McCarron, a well respected designer who advised on all aspects of exterior design for the Bethune Condominium.

The character of our condominium is an important part of the value of our homes; the overall objective is to ensure that all design elements are consistent with the architecture and style of the buildings. Awning colours were chosen to harmonize with the brick and siding, with proportions that are suitable to our buildings, while providing significant shade over the large patio doors. It is not the purpose of these awnings to provide sheltered outdoor living spaces.

Because of the requirement to anchor them into the floor plate, the awning location is limited to only the patio door of the living room.

Before You Shop

Owners can avoid costly mistakes. Ensure that you read, understand and comply with all the requirements contained in this document, that the installer you employ is certified by the manufacturer, and that you obtain written board permission prior to commencing any aspect of these or any other modifications to the common element. Complete the *Application Request* which is *Schedule 1* of *Bylaw 12 (Modification to the Common Element)*. The form can be obtained from the web site:

<http://www.bethunecondo.ca/bylaws> or from the Property Manager and send the completed form back to the property manager for written Board approval. With the application, include the manufacturer's literature, a sample swatch of the awning fabric and a sample of the colour finish for all metal parts as specified in this document and the name of the installer.

Requirements

Mechanized awnings which completely retract onto a roller by means of a manual crank or motor, and which store under the required metal protective hood are permitted.

Awnings must be fully retracted according to stringent wind and weather condition requirements specified by the manufacturer, and at any time when owners are absent.

Use of awnings is limited to the season between April fifteenth and October fifteenth.

Vertical wind braces must be in engaged at all times when any awning is extended beyond the protective hood. Owners are advised that presently, the choice of suppliers for awnings which meet the requirements of the Bethune Condominium is limited.

Contact the property manager for information on suppliers and installers.

Installation and Common Element Disturbance

The single most important factor along with product quality is the quality of installation.

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For your protection, owners are advised to contact several references from recent customers.

Should it become necessary for the awning to be removed at any time to enable the condominium to conduct repairs, maintenance or alterations to the common element it is the owner's responsibility to have the awning removed and re-installed after the work is complete, at the owner's expense and in accordance with the manufacturer's specifications.

Any damage to the common element related to this or any other owner - installed modification is the responsibility of the owner and future owners. Such damage must be repaired by the condominium corporation to the satisfaction of the Board, with all associated costs added to the owner's common expenses.

Maintenance

Owners must maintain the awning coverings and all mechanisms correctly as stipulated by the manufacturer, at all times. Awning coverings (fabrics) are generally guaranteed for an average of five years. Should the covering or any other awning component become unacceptable to the Board, the Board reserves the right to remove the awning, and to add the cost of removal, and repairs of any damage to the common element associated with the awning, to the owner's common expenses.

Awning Dimensions

Awnings must be eleven (11) feet long for 3 bedroom units and twelve (12) feet long for 4 bedroom units with a projection (width) of five (5) feet.

Protective Hood Cover

In order to minimize unsightly fabric staining from dirt and weather conditions, an aluminum hood, powder-coated in the correct brown finish must be installed. A PVC weather strip must be included at the back of the hood in order to eliminate the need for caulking.

Front Bar

An exterior bar in the correct brown colour must extend the full length of the front horizontal edge of the awning above the valance trim.

Awning Attachment Must Be Both Horizontal and Vertical

Horizontal Attachment

The metal awning bracket above the patio door must be anchored through the wall directly into the floor plate.

A header board between the wall and the awning bracket is not permitted.

Vertical Attachment

Wind Assist Braces must be installed. These are two slim extruded aluminum arms, one at each of the two outer corners of every awning. Owners must use the braces according to manufacturer's instructions. The mounting plates for the bracket attachments for

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balcony Wind Assist Braces are affixed to the top balcony rail and must be painted the correct brown before installation. Mounting plates for ground-level awnings are drilled into the patio stone and do not require paint.

Materials

All metal frame, arms, front bar, hood cover and wind brace parts must be sturdy, durable, corrosion-free extruded aluminum, powder coated to match the approved condominium brown trim colour. Should the finish fade over time, the Board reserves the right to paint all visible parts the correct brown colour and add the cost to the owner's common expenses.

Awning cover fabric must be 100 % woven acrylic in the exact approved choice of colour and pattern which has been selected by our qualified design consultant and approved by the Board, for the Bethune Condominium.

Options

1. Only the standard awning cover and valance are allowed. Additional pieces, including but not limited to: side panels, valance extensions and insect screening, are not permitted.
2. A spring-loaded device may be added to increase ease of manual retraction.
3. A variety of motorized controls may be included, either at the time of installation or retrofitted at a later date. Because wind braces must be in place at all times when any awning is extended, manual disengagement of these attachments is necessary before retracting, whether by manual crank or motor assist.
4. If an electronic sun/wind sensor is included as part of the motorized control, wind braces must still be installed with the awning for use along with manual override in the event of power failure or other problems.