

Shade Screens, Sails, Umbrellas and Awnings- No shade canopies, sail structures, umbrellas, awnings, or other structures used for sun screening shall be erected in homeowner's front yards or attached to the front of any home (defined by being outside the perimeter block wall).

Owners desiring to install backyard, permanent shade canopies, sail structures, large umbrellas, awnings, or other sun screening structures in their backyards shall submit a written request to the Architectural Committee that includes a detailed description of the structure, size, shape, color & proposed location. Shade structures of any type are specifically not allowed in side yards.

Support structures for sails & other large shade screens need to be securely anchored to the ground using embedded concrete. Cabling for such systems must be steel. Nylon, cotton, or other natural fiber rope will not be approved.

1. Traditional portable, retractable **Pool Umbrellas** & cantilevered umbrellas that are 11 feet in diameter or less may be placed in backyards without Architectural Committee approval. Umbrellas larger than 11 feet in diameter must obtain prior written approval from the Committee. Homeowners are *obligated to close umbrellas* when they are not being used.
2. **Sail Shades** are allowed in backyards with prior written approval of the Architectural Committee. Single sails may be no larger than 400 square feet in total. Support poles & cable anchors must be set in concrete footers. Support poles must be set-back a minimum of four feet from any perimeter wall and may not exceed 11 feet in height. Sails may NOT be attached to a block wall or any hollow block structures.
3. **Retractable Roller Shades** may be approved for various uses in backyards only with prior written approval of the Architectural Committee. Manual or motorized, straight, or angled shades are acceptable. Colors must be muted and complement the base color of the house. It is important that you submit both the color and exact size of the shade on the architectural submission.
4. **Awnings** are allowed only if they are retractable, a solid color and complement the color of the house. Stationary awnings, stripes or large pattern colors are not acceptable. All awnings must receive Architectural approval before installation.

Shade canopies, sail structures, umbrellas, awnings, roller shades, and other sunscreen structures shall be maintained in good condition and always kept in repair. They shall not be installed or maintained in a manner that is a health or safety hazard, as determined by the Association's Board of Directors. The Association shall have the right to request correction, repair, removal and/or replacement of such structures if not maintained pursuant to this Policy or if they pose a health or safety hazard. Failure to comply with this Shade Screen, Sail, Umbrella & Awning Policy may result in fines and other remedies as set forth in the Governing Documents and under Arizona law.

