

Vista Community Retractable Awnings & Solar Shades

We are having another warm summer so I am sure many of you are looking forward to this welcome opportunity for some sun relief.

Retractable Awnings and Solar Shades have been approved. Color, style and quality of product were taken into consideration. Newport Awning Company was selected to be our supplier because of their equipment quality, total installation package including electrical and best pricing for a guaranteed 5 year period. They came highly recommended and for those who have had the opportunity to meet our Representative Kent, I am sure you have found him extremely helpful with a wealth of information about the product and installation. Pricing has been established for the individual home models to be covered and will be available through the Action Property Management. Pricing includes installation of awning and electrical work, motorization, remote control, hand crank and wind over-ride for automatic closure of awning during high wind. A discount is available on the retractable awning if you choose to go with a hand crank model only and not have it motorized (note without motorization awning cannot include a wind sensor). Solar shades are also available for a discount with a hand pull cord and no motorization. Some locations (such as sliding glass doors with no other door entry) must be motorized with solar shades because once the shade is down you cannot re-enter the same door. Awnings frames are white and the fabric is a neutral color beige tweed (Sunbrella, color LinenTweed) that blends well with the new paint colors and also will work with any future changes. The awning valance is straight with a pocket for weighting which eliminates curling. The Solar Shade housing is white and must be painted. The shade material is a bronze Brown that blends into the window and allows for maximum heat and glare reflections away from your home and will also provide the best viewing through shade. (Note: shades do not obscure your view - you can see through them). Each home owner must first go through Action Property Management and request paper work for approval from the Architectural Committee for location and application before ordering your Awning or Solar Shade. Please submit your request through Action Property Management to begin the process.

Please note:

All **Solar Shade housings and side tracks must be painted** by Homeowner to match stucco. Paint must be maintained and if seen otherwise by Architectural Committee, the Committee may require mandatory prep and new paint as necessary to maintain an attractive appearance in the Community.

All **Awnings are to be properly maintained**. Awnings will be observed by the Architectural Committee semi annually and the Committee will require that they are cleaned professionally once a year. Replacement of fabric or hardware due to staining, ripping, neglect and or broken mechanisms caused by Home Owner, will require addressing in a timely manner. If repairs are not addressed they will be made mandatory by the Architectural Committee at the Owners expense.

(A sample Awning and Solar Shade have been installed to view @ 19 Misty Meadow)