

Rancho San Joaquin

Shingle Roof Project: How Will Awnings Be Handled During Re-Roofing?

Over the years, some homeowners have installed **retractable awnings** over their patio or balcony. Our [HOA Architectural Standards and Guidelines](#) state this about awnings on page 8:

D. Awnings: Awnings will be approved on a case-by-case basis with respect to architectural consideration which the Committee, in its discretion, will deem appropriate:

1. Awning material must match or blend with the existing architectural character and color scheme of the dwelling in open and/or retracted position.
2. Awning material must be maintained in an aesthetic, clean and unfaded condition.
3. Retractable and fixed awnings must be mounted on the underside of the roof beams, **mounting or awnings on the roof surface is prohibited.**

Our [HOA Architectural Standards and Guidelines](#) further state this about awnings on page 13:

You must submit an Architectural Application for your new awning, and receive written approval from First Services Residential Property Management, prior to installation. It is strongly recommended that you submit a catalog and fabric sample for the Architectural Committee to see exactly what you would like to have when reviewing your application.

Here is how installed awnings will be handled:

Shortly before re-roofing begins for a building, Fontaine's inspector will identify any existing awnings that are installed or mounted on the building's roof surface or the fascia.

(Any awnings that are installed or mounted on the underside of the roof beams will be left as-is and do not need to be removed during re-roofing.)

FirstService Residential will notify the homeowner **whose awning is installed on the roof surface** that it will be removed by the Fontaine roofing crew so that they may begin to replace the shingle roof.

If the awning is mounted on the roof's fascia **but the fascia wood is rotten and needs replacement**, it too will need to be removed by the Fontaine roofing crew.

The awning will carefully be removed by the Fontaine crew and placed near the front entrance to the homeowner's townhome or stack condo unit. *The Fontaine crew is not responsible for re-installing the awning.* The homeowner is responsible for re-installing their awning.

How can I re-install my awning if it was removed?

If the homeowner wishes to re-install their awning within their exclusive use area, an [HOA Architectural application](#) must first be submitted for approval before re-installing the awning. The application must state the awning's size/dimensions, the proposed location within the home's front or back patio area, or balcony area, and the manufacturer's fabric color.

Note that the awning must be installed/mounted on the underside of the roof beams. It must not be installed anywhere on the surface of the roof!

If an awning is later found to be installed on the roof's surface, the awning will be removed at the homeowner's expense, including the cost of any needed repairs to the roof or building after the awning is removed.