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RESOLUTION ADOPTED BY FCCA BOARD OF DIRECTORS REGARDING SUN SHADE INSTALLATIONS

WHEREAS, section 17.20 of the CC&Rs gives the Board of Directors the powers and duties necessary to conduct the affairs of the Association and to make such rules and regulations as the Directors deem in the best interests of the Association; and

WHEREAS, for the health, safety, welfare, and comfort and convenience of all residents, the Board wishes to establish rules enforcement policies and procedures so that it may fairly and consistently enforce the governing documents; and

WHEREAS, the Board distributed a copy of the proposed policies and procedures to the membership pursuant to Civil Code §1357.130; and

WHEREAS, no changes were made to the proposed rules;

NOW, THEREFORE BE IT RESOLVED that the following rules enforcement policies are adopted by the Board effective August 7, 2017 and that notice of their adoption shall be given to the membership within 15 days of today's date.

Sun Shade Installation

- Sun Shade installations on common elements or limited common elements must comply with the Declaration of Condominium, Section 19.1.2 Alterations and must be approved in writing by the Board of Directors.


Installation Guidelines

- Acceptable color range to be earth tones (crème, beige, tan, etc.) to closely match the colors of the buildings
- Shade to be centered whether being installed on front (between two pillars) on side of patio or balcony.
- Acceptable methods of mounting the shade:
 - The mounting brackets to be fastened to the inside of the soffit under the porch using screws with sinkers.
 - Mounting is not to be visible when in the raised position.
- The mounting brackets for the shade will be fastened to the inside of the soffit under the porch using screws with sinkers. When the sun screen is in the raised position it is not visible from outside the building
- Behaviorally, it should be raised when not attended and/or after sundown.

Brand Requirement (photo attached)

- Coolaroo brand retractable sun screen (Lowes: Coolaroo Almond Light Filtering Cordless HDPE
- Exterior Shade (Common: 120-in; Actual: 122.75-in x 72-in; Item # 574401 Model # 474812).

Request must be submitted by Forest Creek ARB request form

By:  (Holly Fritz)
Association's Secretary

Date: 8/11/17



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Coolaroo Almond Light Filtering Cordless Exterior Shade (available at Lowe's)

HDPE Exterior Shade (Common: 120-in; Actual: 122.75-in x 72-in; Item # 574401 Model # 474812).

Coolaroo Almond Light Filtering Cordless Exterior Shade (available at Lowe's and Home Depot)

HDPE Exterior Shade (Common: 120-in; Actual: 122.75-in x 72-in; Item # 574401 Model # 474812).

