

# STANDARDS FOR THE INSTALLATION OF DECK CANOPY COVERS

FOR FOX RUN  
May 28, 2006

The purpose of the Standard is to specify the design and materials of construction of the deck canopy covers including the plan and elevation location of the frame and approved canopy cover fabric. This standard applies to all units, interior and exterior, within the Fox Run community. Installation is not mandatory.

## Application and Authorization Requirement

Homeowners must submit a written request to the Architectural Committee prior to beginning the installation of their deck canopy covers using the standard request form: The Fox Run Community Association Application for Architectural Committee Approval. The installation of the deck canopy cover will be approved if requested in accordance with this Standard.

## Standards for Canopy Covers

The Fox Run Architectural Committee has approved the installation of pipe frame deck canopy covers over the deck areas of interior units. Exterior units have the choice of either the fixed-frame awning system OR the lateral arm retractable awning.

## Canopy Cover Season

The fixed-frame canopy cover fabric may not be installed prior to April 1, must be installed by May 1, and must be removed by October 15 to October 31 each year. It is recommended that the homeowner discuss this requirement with the canopy cover contractor to ensure that the design of the canopy cover structure will permit easy removal of fabric. Storage of the fabric can usually be arranged as part of a "put up/take down" contract.

The retractable canopy is a permanent fixture and need not be removed, but must remain retracted from October 31 until April 1 of the new year, in accordance with the fixed-frame canopy season.

## Canopy Cover Design and Construction

While the deck height (relationship to the contour of the ground) varies with each unit, this specification requires that deck canopy covers be uniform with respect to relative size, roof slope and materials of construction, thereby providing a uniform and pleasing appearance. The appropriate plan dimensions of the existing decks are as follows:

### Exterior Units

Retractable Awnings ( Heavy- Duty frame with 15yr. Warranty)-all aluminum arms, torsion bar and mounting brackets in a white baked on enamel finish

21'x 13' (motor recommended)

14'x 13'

Fixed Canopies (Heavy-Duty galvanized steel pipe frame with 15 year Warranty)

21'x 13'

14'x 13'

### Interior Units

Fixed Canopies (Heavy-Duty galvanized steel pipe frame with 15 yr. Warranty)

21'x 13'

14'x 13'

Fixed canopy cover frame must be fabricated using 1" diameter (I.D.) galvanized steel pipe or galvanized steel tubing constructed within the confines of the deck. The frame is to remain unpainted and there is to be nothing on the frame other than the awning. (No lights, hanging plants, flags, etc.)

Upright supports are to be vertical, except for the upper curved section which will extend the drip-line of the canopy cover over the outer edge of the deck.

### Fixed and Retractable Canopy Cover Standards

The track member will be attached to the outside wall of the units 9" below dryer vents or 9'8" at house wall.

The height of the canopy will be 80" (6'8") from deck floor to frame. Canopy cover fabric must be fabricated using Sunbrella, a 100% solution dyed acrylic fabric with a five year warranty. The following pattern has been selected as the Standard for the Fox Run Community:

Beige with stripes#323025  
Solid Beige #314020

Deck canopy covers shall have a 12" low-wave scallop pattern skirt with a dark Brown braided edging around the scalloped area. Vertical drops for sun control must match the canopy fabric, may be used only when the deck is in use and must be removed during period of non use in order to maintain the aesthetics of the

**Community.**  
**Maintenance**

Maintenance of the canopy cover frame and fabric is the responsibility of the homeowner. This responsibility will be passed on to subsequent homeowners of each unit.

The homeowner is solely responsible for the use of the retractable as well as the exterior mounted motor.

The Board of Directors of Fox Run reserves the right to require the homeowner to repair or replace or otherwise maintain the canopy cover/retractable awning (fabric, frame, etc.) if such repair or replacement is deemed necessary, in the opinion of the Board of Directors, in order to maintain the aesthetics of the Community.

**Safety**

**IT IS STRONGLY RECOMMENDED THAT NO ONE BARBECUE UNDER THE CANOPY SINCE THE ACRYLIC FABRIC IS NOT FLAME RETARDANT.**

**NO OPEN TORCHES OF ANY KIND, NO HANGING PLANTS, LITE FIXTURES, FLAGS, ETC. SHALL HANG FROM THE FRAME.**

**Contractors**

The following contractors were contacted in conjunction with the development of this Standard. They are familiar with Fox Run and can provide deck fixed-frame canopy or retractable covers in conformance with these specifications. Current quotations should be solicited by individual homeowners.

Identification of contractors with this Standard is not to be construed as a recommendation, or approval, by the Architectural Committee. Homeowners may identify and work with contractors of their choice; however, deck canopy covers purchased **MUST** conform to this Standard.

**A.L.Sereni & Co., Inc.**  
500-E Abbott Drive  
Lawrence Park Industrial Center  
Broomall, PA 19008  
610-328-4100

**Great Valley Awning & Tent Co.**  
446 Lancaster Avenue  
Frazer, Pa. 19355  
610-889-3104

**Dombach C&B & Son**  
252 N. Prince Street  
Lancaster, PA 17603  
717-392-0578  
610-384-9589