



The Arbors

91-927 La'aulu Street, Ewa Beach, Hawaii 96706 / Phone & Fax 808-683-5261

Lanai Awning and Umbrella Policy

(Approved by the Board of Directors on May 8, 2012 & Revised June 24, 2021)

Your request to install a roll-up awning and lanai umbrella is pre-approved based upon adherence to the policy outlined below.

1. Owners may only install the Board-approved roll-up awnings. The size of the roll-up awning must precisely fit the unit's lanai.
2. The color of an awning and/or lanai umbrella shall be a solid shade of color that are harmonious with, and not conflicting with, the color scheme of the exterior wall surface of the dwelling (i.e. – shades of beige and tan). Garish, busy patterns, and bright colors are not permitted.
3. This form must be signed by the homeowner, or agent for the homeowner, and given to the Resident Manager.
4. The roll-up awning must be removed at the unit owner's expense upon notice from the Board if:
 - a) the roll-up awning is in poor condition;
 - b) a roll-up awning needs to be removed to allow the repainting or other repair or maintenance of the building; or
 - c) a contractor recommends that a roll-up awning be removed and not reinstalled because it adversely affects the exterior of the building (for example, it contributes to damage to the building).
5. An apartment owner/resident who does not comply with this policy may be required to remove a roll-up awning and/or umbrella at the owner's expense. The Board or its designated representative shall have the authority to determine when a violation has occurred.
6. A roll-up awning and/or umbrella shall be the responsibility of the apartment owner to install, maintain, repair, and replace. In addition, the apartment owner shall be responsible for any damage resulting from the installation, maintenance or existence of a roll-upawning.
7. The Association may repair, replace, or remove a roll-up awning at the apartment owner's expense if, after reasonable notice from the Board, the apartment owner has failed to do so.
8. Every apartment owner who installs a roll-up awning and/or umbrella shall be conclusively deemed to have agreed to the above conditions whether or not specifically stated in a separate agreement executed by the apartment owner.
9. The Board may in its discretion amend or supplement this policy.

I acknowledge that I have read, understand and have complied or will comply with the Association's House Rules and Roll-Up Awning and Umbrella Policy to the extent required by law. I further agree to notify the Resident Manager for inspection upon completion of the installation and to be responsible for any and all costs associated with the roll-up awning and/or umbrella and will indemnify and defend the Association for any claims arising from my roll-up awning and/or umbrella.

Name _____ Unit _____ Date _____

cc: Unit File