

EXHIBIT 4

FABRIC AWNING DESIGN CRITERIA

1. Drawings depicting the awning size, design and color of fabric, trim and frame must be submitted.
2. Fabric awnings must be manufactured and installed by licensed contractors.
3. Minimum requirement for awning frames is on (1) inch steel square tube with a corrosion proof finish.
4. Minimum requirements for awning ribs is three-quarters (3/4) of an inch steel square tube with corrosion proof finish.
5. For awnings requiring column supports, minimum requirements is a two (2) inches outside dimension square or round steel tube with corrosion proof finish. Decorative wrought iron will not be allowed.
6. All fabric seams must be located over ribs.
7. Hard valances are preferred due to increased awning longevity. Unsupported valances are allowed. Valances with fringe are not allowed for the reason of increased maintenance.
8. Shed, barrel or convex awning designs must incorporate side panels. See illustration (Exhibit 5).
9. Awnings designed as patio covers must incorporate a minimum 2:12 pitch as well as side panels.
10. As deemed necessary, the Summerlin West Community Association reserves the right to remove damaged, deteriorated or otherwise unsightly awnings at the expense of the individual homeowner.
11. Approved awnings will be one solid color. If more than one awning is installed per house, all awnings shall maintain the same color. Trim or piping shall be the same color as the fabric.
12. Retractable awnings are subject to review on a case-by-case basis.