

# PATIO STRUCTURES, SUNSHADES, ARBORS, TRELLISES, GAZEBOS, AND AWNINGS GUIDELINES & REQUIREMENTS

## Broadmoor Park: Orange Park Community Association

### Patio Structures, Sunshades, Arbors, Trellises, and Gazebos

In order to have your request approved by the Architectural Committee, the Committee will need to see a plan that shows the information that is relevant to your project such as the location, the shape, the size, the height and angle of the cover or roof in relation to the roof of the home, the colors, and the materials.

1. The main structures of the above are to be made of wood or alumawood. Vertical support elements may be constructed of masonry.
2. If alumawood:
  - a. The material used must have a heavy wood appearance with a clear wood grain in relief;
  - b. The end pieces must blend with member pieces to continue the appearance of wood; and
  - c. The color should be as close as possible to the house stucco, siding, or trim color to blend with the approved color palette
3. Because the appearance and quality of alumawood varies considerably, homeowners are required to provide samples along with their request forms.
4. The roof (the top cover surface) of patios and sunshades should be made of one of the following materials: (a) a material matching the roof of the existing homes, (b) glass (flat panels), and (c) wood (solid or spaced).
5. The following materials are not acceptable: plastic and fiberglass panels, metal awnings, plastic webbing, and/or reed or straw-like material.
6. The roof structures are to be either flat or shed roofs or a shape that matches the roof of the existing home.
7. The maximum roof heights for the above structures shall be no higher than the highest ridgeline of the existing home
8. Any side elevations or structures that are enclosed in any manner must be submitted for approval with a "Structural Change and Room Addition Request Form," except where a wall of a main dwelling forms a natural enclosure to some or all portions of a side elevation.
9. Exposed surfaces must be painted to match the siding or trim color of the house.
10. Homeowners or contractors are responsible for obtaining the appropriate building permits from the City of Orange.

### Awnings

The Architectural Committee must approve awnings. Request information from the Committee regarding what type, design, fabric, etc. is acceptable.

**Note:** To avoid extensive investment in architectural drawings (such as are required by city permits), especially in designs that are not typical, the homeowner may submit a preliminary request for a conceptual approval of the project. However, final approval rests with review of actual architectural drawings and/or associated information.

# PATIO STRUCTURES, SUNSHADES, ARBORS, TRELISES, GAZEBOS, AND AWNINGS REQUEST FORM

BROADMOOR PARK: ORANGE PARK COMMUNITY ASSOCIATION

Name \_\_\_\_\_

Street \_\_\_\_\_ Home Plan:  1  2  3  4

Phone \_\_\_\_\_ Date \_\_\_\_\_

## GENERAL DIRECTIONS AND INFORMATION:

- Read the guidelines on the reverse side to make sure your request is consistent with current regulations and follows the process indicated. **Please indicate that you have seen and read the guidelines on the reverse side by signing your name here** \_\_\_\_\_
- Use a separate form for each request and each owner if both are making a request. Submit this completed form and all the required material or information to Cardinal Property Management, 1290 N. Hancock, # 103, Anaheim, CA 92807. Phone: 714-779-1300 Fax: 714-779-3400 E-mail: contactus@cardinal-online.com
- Allow 30 days for your request to be reviewed by the Architectural Committee. Note that the submission date is considered the date that the completed form and all the required information and material are received by Cardinal Property Management. Homeowners will receive a letter from Cardinal verifying that their plans have been received and forwarded to the Committee. **No work is to be done prior to approval.** Work done prior to approval is subject to a fine.
- The Architectural Committee meets the third Thursday of the month. In order to have your request reviewed by the Architectural Committee that month, Cardinal must receive your request by the second Thursday.

## PLEASE PROVIDE THE FOLLOWING INFORMATION:

Patio Structure  Sunshade  Arbor  Trellis  Gazebo  Awning

**Brochure:** Attach information about the materials and show the design of the projects you are proposing.

**Plans:** Attach detailed plans. (See reverse side for necessary information.)

**Material(s):** Main Structure  Wood  Alumawood  
Vertical Support  Wood  Alumawood  Masonry  
Roofing (Cover)  Wood  Alumawood  Existing Roof  Glass Panels

**Color(s):**  Match Stucco  Match Siding  Match Trim

**Contractor** (For Reference Only) \_\_\_\_\_

(FOR ARCHITECTURAL COMMITTEE USE ONLY)

Approved  Not Approved  Conditional Approval  Insufficient Information  Prior Work

Comments \_\_\_\_\_

Committee Signature \_\_\_\_\_ Date \_\_\_\_\_