

Retractable Shade Screen For Monterey Models with Beams

1. Removability. Carrier cars and shade screen must be completely removable.
2. Track Material and Painting. Track must be galvanized steel prepared to accept the same paint as used on the I-beams. This means that they must have been treated with a surface conditioner, coated with a metal primer then with a wood primer compatible with Friars Village paint. Tracks must then be painted with two coats of the same paint most recently used by the Association on the beams.
3. Track Mounting. Tracks are to be mounted on the underside of two or more I-beams using No. 10 screws at intervals approximately 12 " apart. Track mounting must allow sufficient space for removal of travel end stops and all carrier cars. Tracks also must be positioned such that when the shade is completely retracted it fits against the building under the roof overhang and the bottom of the shade fabric folds just above the top of the door and windows.
4. Shade Material and Color. Plain plastic is not allowed. Shade must be high-quality material such as canvas or plastic-coated polyester. Color must be solid and blend unobtrusively with the paint scheme of the unit.
5. Cost Considerations. Any costs incurred by the Association as a result of the installation of the retractable shade screen shall be borne by the owner of record.