

PROVIDENCE GATEWAY TOWNHOMES OWNERS ASSOCIATION, INC.
RESOLUTION OF THE BOARD OF DIRECTORS
WINDOW COVERINGS POLICY

NOVEMBER 2024

WHEREAS, “Declaration” is the *Declaration of Covenants, Conditions, and Restrictions for Providence Gateway Townhomes An Expandable Planned Unit Development in Cache County*; and “Association” is the *Providence Gateway Townhomes Owners Association, Inc.* and “Bylaws” is the *Bylaws of Providence Gateway Townhomes Owners Association, Inc.* and “Board” is the Association’s Board of Directors; and

WHEREAS, the Board desires to honor the intent of the governing documents for the Association for the mutual benefit of the membership; and

WHEREAS, Article VI Section 6.3 of the Bylaws gives authority to the Board to exercise all powers of the Association; and

WHEREAS, Article IX Section 9.12 of the Bylaws states that the Board may adopt Rules regulating the type, color, and design of the external surface of window covers; and

WHEREAS, Article X Section 10.2 of the Bylaws states that the Board may adopt Design Guidelines for the purpose of maintaining a consistent character and quality of appearance of the improvements within the Project; and such designations shall be for the purpose of achieving uniformity of appearance and preservation of the property values; and

WHEREAS, the Board desires to set forth a policy for window coverings throughout the Association which shall be applicable to all owners within the Association and their tenants and/or guests; and

NOW, THEREFORE, BE IT RESOLVED that the following is adopted by the Board of Directors:

Window Covering Policy

1. Window Coverings Installation Deadline
 - a. All Owners shall be obligated to ensure that window coverings are installed within their Living Unit within one (1) week of purchasing or taking possession of the Living Unit.
2. Prohibition of Materials Between Windowpane and Preinstalled Blinds Supplied by Developer at the time of construction completion.
 - a. No materials, such as plastic, foil, or other reflective films or coverings, shall be placed between the windowpane and the preinstalled blinds supplied by the Developer at the time of construction completion. This includes the use of such materials as insulation or light-blocking agents, etc. These materials may interfere with window functionality, damage the window, or negatively impact the aesthetic quality of the building’s exterior.

3. Installation on Interior Side of Preinstalled Blinds

- a. In units where blinds have been preinstalled by the building developer, all additional window coverings (such as curtains, shades, drapes, etc.) must be installed **on the interior side of the preinstalled blinds**. This ensures uniformity, preserves the aesthetic integrity of the building, and the value of the Living Unit.

All owners are required to comply with these window covering guidelines. Failure to comply with the prohibition on materials between the windowpane and preinstalled blinds, or requirement to install window coverings on the interior side of preinstalled blinds, may result in enforcement actions, including fines or requests for corrective action.

The Board of Directors reserves the right to amend these guidelines or implement additional rules related to window coverings, as deemed necessary for the continued aesthetic harmony of the community.

ATTEST:



Providence Gateway Townhomes Owners Association, Inc.



Date