



**EASTMARK.**  
Sunscreen Design Guide

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**Standard Design Criteria:**

The addition or installation of window sunscreens to any windows or doors on any portion of the home must comply with the following design criteria and must be approved by the DRC prior to installation.

- **Color of Sunscreen:** The color of the sunscreen fabric must be black, dark charcoal grey, dark brown, or dark bronze. No light, white, cream, tan, beige or colorful sunscreen fabric is allowed.
- **Color of Sunscreen Frame:** The color of the frame of the sunscreen must be the same color as the frame of the existing window.
- **Sunscreen Size:** The outside dimension of the overall sunscreen panel may not be any larger than 3/8" greater in each direction than the size of the actual exposed aluminum or vinyl window frame. Basically, the sunscreen needs to be the same size as the actual aluminum or vinyl window with just enough room for the anchors. Sunscreens may not overlap stucco trim, pop outs, or recesses. A sunscreen must cover the entire window and may not cover only a portion of a window.
- **Sunscreen Grids:** The sunscreen panel must have the exact same decorative grid patterns as the window in which it is covering. This means the sunscreen needs to include the mullions and muntins just like the windows behind. If the window behind the sunscreen has decorative window grids, then the sunscreen must have the same pattern and shape of decorative grids. If the window behind the sunscreen does not have decorative window grids, then the sunscreen doesn't have to have the grids; although it can match the sunscreens with grids, if desired.
- **Maintenance:** All sunscreens shall be maintained in an attractive manner at all times. If the sunscreens become torn, ripped, broken, bent, unfastened, dilapidated, or otherwise unsightly, the Owner shall immediately remove or replace the sunscreens.

*The photographs below helps to explain the design criteria for window sunscreens.*



**YES** (Acceptable)

- Black sunscreen fabric looks like dark glass.
- Sunscreen frame that matches the color of the window frame.
- Sunscreen grids that match the pattern of the decorative grids on the window behind the sunscreen.
- The size of the sunscreen is the same size as the aluminum window frame behind it.



**NO** (Not Acceptable)

- Wrong color of screen fabric. It looks like someone "painted over" the windows.
- It is missing the decorative window grids that are on the window behind it.

*All requirements of the Design Guidelines shall apply unless specifically waived or indicated in writing by the DRC.*

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