

## Replacement Residential Window Standard Policy February 2003

As outlined in the Chart of Maintenance Responsibilities, all unit windows and window openings are the responsibility of the homeowner. The Association reserves the right to correct or replace any new windows that have been improperly installed or do not meet the approved specifications at the unit owners expense. Homeowners are responsible for repairs to all rotten wood, removal and replacement of caulking, and replacement of capping. The unit owner is responsible for all damages to the unit and/or common elements resulting from improper installation. The following are the Association requirements for replacement of windows in residential units.

- Window frames, grids and capping will be white
- The window opening may not be adjusted inward by any devices to allow the use of standard sized windows
- Glass will be clear translucent on all windows; white or colored glass will not be permitted
- Windows will have grids with a minimum width of 7/16" and a maximum width of 3/4"
- Windows will be 1H2V (one horizontal; 2 vertical) which equates to six over six
- Capping around windows must be PVC textured aluminum coil or vinyl. (Homeowners are *encouraged* to have their contractor install the window capping in such a manner as to provide a "reveal edge" or a "recessed edge" between the capping and the brick. This will allow for the installation of a proper caulking joint.)

Three styles of basement windows are permitted for installation:

- Slider Windows. Two light; one fixed and one operating sash (single vent style) or two operating sashes
- Awning Windows. Top hinged to swing out horizontally from the bottom
- Hopper Windows. Bottom hinged to swing in horizontally from the top