

FRIARS VILLAGE HOMEOWNERS ASSOCIATION
WINDOW/SLIDING DOOR REPLACEMENT SPECIFICATIONS

Requirements:

1. An Architectural Change Request [ACR] must be submitted by the homeowner and approved by the Architectural Committee prior to any work being undertaken.
2. Be sure to include the following:
 - a.) New Window/Sliding Door Brochure
 - b.) Sketch of unit indicating windows/sliding doors to be replaced.
 - c.) New window type, style, size and color (color **must** be white).
 - d.) Contractor name and license number.
3. When any window or sliding glass door on a unit is to be replaced, **all windows and all sliding glass doors on that particular side of the unit must be replaced at the same time with the same design frame.**
4. If the original window/sliding door has two (2) panes, the replacement must also have two (2) dual panes, (i.e. XO must be replaced with XO). Similarly, XOX must be replaced with XOX.
5. It is the responsibility of the homeowner to insure proper installation is performed. Any breach of the watertight integrity of the window/sliding door system now or in the future is the responsibility of the owner of the unit. All modifications to the windows, in order to meet the Friars Village specifications, are the responsibility of the owner.
6. Installation must be done by a licensed and bonded contractor. Documentation of such must be submitted with ACR prior to the start of any work. Homeowner is responsible for any damage and repair to wall [stucco] and window/sliding door sealing system.
7. Any specification ambiguities must be clarified prior to the start of installation. The point of contact is the Friars Village Manager.
8. Deviation from these specifications/requirements will be considered on a case-by-case basis.

Definitions:

The original window/sliding doors in Friars Village are single glass pane with a clear anodized aluminum frame. There are two different types of window/sliding door replacements. The first type is **retrofit**, which is defined as the addition of a window insert into the existing window frame. In this installation method the existing frame is not removed and the stucco-to-window integrity is not broken. The second type is a full window replacement and requires the removal of the existing frame causing severe damage to the stucco and the watertight integrity of the window frame and building waterproof membrane. It is extremely difficult to create a good quality water tight seal with full window replacement installations; therefore, **the second type is not allowed for window replacements in Friars Village.**

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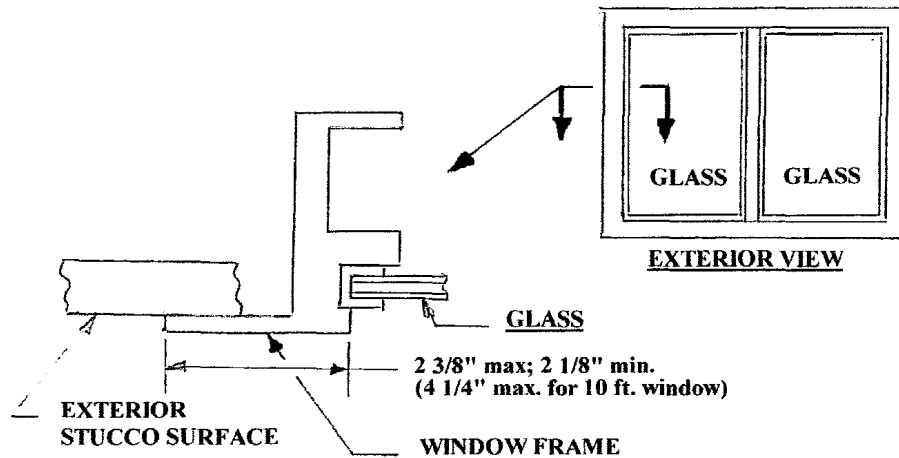
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WINDOW/SLIDING DOOR REPLACEMENT SPECIFICATIONS

Retrofit Windows: Approved Window Types:

- Window replacements must be full glass pane like the original windowpanes.
- Glass may be Standard insulating glass or dual glazed Energy-saving, argon-filled, Low-E insulating glass, etc.
- Frames must be vinyl.
- For all windows 8 feet or less in width, the external frame width must not exceed 2 3/8" nor be less than 2 1/8".
- For 10 foot windows, the external frame width must not exceed 4 1/4".
- The external frame width for sliding glass doors must not exceed 3 1/2".
- Painting of the exterior of the frame is prohibited.
- Frame color must be white. **NO** other colors permitted.

change to 3 3/4"



INSTALLATION

The external window frame (flashing) must be installed directly against the normal stucco level or finished wall surface and sealed with adequate water sealant. Installation on top of wood trim is not allowed except in those areas where the window is embedded within a wood surface. If wood trim exists, it must be removed and all nail or screw holes must be completely sealed with a stucco watertight sealant by the installation contractor.

When vinyl retrofit windows are installed on the street side of any unit, all wood trim is to be removed and not replaced. The contractor is to patch the nail holes resulting from removal of wood trim with stucco patch. The Association will be responsible for finishing the area between the stucco and the wood paneling underneath the window and any other minor patching needed. (Board approved April 18, 2007.)

The Homeowner will be held responsible for all work done by the contractor and an inspection is required by Friars Village before the Architectural Change Request is given final approval.

Approved by the Friars Village Board of Directors, August 18, 2004

Revised at Board meetings on January 19, 2005, April 20, 2005, October 18, 2005, February 21, 2007 and April 18, 2007.