

COUNTRY VIEW CONDOMINIUM OWNERS ASSOCIATION

Replacement Window & Patio Door Policy

1.0 Purpose

- 1.1 To provide guidelines and standards for the replacement and/or retrofit of existing horizontal sliding windows and sliding patio doors in keeping with the original character and theme within the Country View (CV) community.
- 1.2 To preserve the aesthetic appearance of all CV homes by maintaining the harmony of design and professional workmanship standards.

2.0 Architectural Responsibility

- 2.1 It is the responsibility of the Architectural Committee or Board of Directors to ensure that all condominium windows conform and compliment the original designs through frequent inspections to identify windows that require repair or replacement. It is the responsibility of all CV homeowners to submit applications prior to installing replacement windows or patio doors and to maintain them to the standards as set forth in this policy.

3.0 Authority

- 3.1 Declaration of Restrictions (CC&R's) for CV, a planned eight-phase condominium project in the City of Poway, recorded July 21, 1983 and as agreed upon by each CV homeowner as a condition of ownership. Article VII, Sections 1 and 2.
- 3.2 Civil Code § 1351 (Davis- Stirling Act), paragraph (i); defines "Exclusive Use Common Area" and designates windows and exterior doors as part of the exclusive use common area, and as such, the requirement for maintenance, repair or replacement of said fixtures shall be the responsibility of the appurtenant separate interest owner.

4.0 Scope

- 4.1 This policy covers all existing condominium windows and patio doors within CV.

5.0 Forward

- 5.1 It is recognized that the original aluminum framed sliding windows and sliding patio doors installed by the developer may be replaced from time to time. Double paned windows are currently the accepted replacement choice due to the higher energy savings and the greater reduction in sound transmission. The CV Architectural Committee and Board of Directors have agreed that vinyl framed windows and doors

are an acceptable option for retrofitting or replacing existing aluminum windows and patio doors.

6.0 Construction

- 6.1 Permission to replace existing windows and/or patio doors must be obtained prior to construction. Written plans and specifications must be submitted to the Architectural Committee by the homeowner with the Request to the Architectural Committee Form and the Replacement Window and Patio Door Supplemental Agreement Form. A decision will be returned to the homeowner within 30 days and shall bear the signature of the president of the Board of Directors.
- 6.2 Drawings, details and manufacture's brochures must describe fully the nature, kind, number of windows and/or patio doors, brand of materials and dimensions including frame width and color, and glass type of the proposed windows. Installation contractor shall also be listed and a proposed date to begin construction.
- 6.3 The following shall be standard requirements for proposed retrofit or replacement windows.

6.3.1 Window Type:	Horizontal Slider* or Fixed/Picture
6.3.2 Frame Material:	Vinyl
6.3.3 Frame Color:	White
6.3.4 Frame Type:	Flush Flange**
6.3.5 Flange Width:	1" – 1.75" Maximum (minimum width preferred)
6.3.6 Overall Frame Width:	3" – 3.5" Maximum*** (minimum width preferred)
6.3.7 Frame Bevel Height:	0.25" – 0.375" Maximum (low profile preferred)
6.3.8 Glazing Unit:	Single or Double Pane Glass
6.3.9 Glass Color:	Clear or with Low-E tint
6.3.10 Screen:	Half, full, or optional
6.3.11 Prohibited Options:	Grids, obscure glass, between-the-glass blinds.

* All replaced horizontal slider windows shall have a single vent with a fixed glazed panel that shall be located on the same side as the original window. Dual sliders may be approved if frame dimension are within stated limits above.

** Flush flange for retrofit or replacement units shall be trimmed or removed in-way of any wood fascia or wood flower box shelf and shall not cover over any exterior wood materials.

*** Overall frame width (taken from the exterior side of frame) shall be defined as the distance taken from the inner-most edge of the frame material or glazing bead (adjacent to glazing) and the outer-most edge of the frame material (adjacent to exterior stucco, wood fascia, or wood shelf).

6.4 The following shall be standard requirements for proposed replacement sliding glass patio doors.

- 6.4.1 Door Type: Sliding or French
- 6.4.2 Frame Material: Vinyl or Fiberglass
- 6.4.3 Frame Color: White
- 6.4.4 Frame Type: Flush Flange*
 - Option: New Construction Nail Fin (more durable)**
- 6.4.5 Flange Width: 1" – 1.75" Maximum (minimum width preferred)
 - Option: 1" nail fin**
- 6.4.6 Overall Frame Width: 3" – 3.5" Maximum*** (minimum width preferred)
- 6.4.7 Frame Bevel Height: 0.25" – 0.375" Maximum (low profile preferred)
- 6.4.8 Glazing Unit: Single or Double Pane Tempered Glass
- 6.4.9 Glass Color: Clear or with Low-E tint
- 6.4.10 Screen: Optional
- 6.4.11 Prohibited Options: Obscure glass, between-the-glass blinds.

* Flush flange for retrofit or replacement units shall be trimmed or removed in-way of any wood fascia and shall not cover over any exterior wood materials.

** The optional new construction installation would require the removing of building stucco in order to perform the patio door installation. Only experienced installers should perform this type of work in accordance with current building code requirements.

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6.5 The following shall be standard requirements for proposed replacement window options for exclusive-use first floor patio areas only.

- 6.5.1 Window Type: Bay, Bow or Garden (Projection Type)
- 6.5.2 Max. Projection: 12" from face of exterior stucco*
- 6.5.3 Side Flanker: Horizontal or Vertical Slider or Fixed (no casement)
- 6.5.4 Frame Material: Vinyl
- 6.5.5 Frame Color: White
- 6.5.6 Frame Type: Flush Flange**
- 6.5.7 Flange Width: 1" – 1.75" Maximum (minimum width preferred)
- 6.5.8 Overall Frame Width: 3" – 3.5" Maximum*** (minimum width preferred)
- 6.5.9 Frame Bevel Height: 0.25" – 0.375" Maximum (low profile preferred)
- 6.5.10 Glazing Unit: Single or Double Pane Glass
- 6.5.11 Glass Color: Clear or with Low-E tint
- 6.5.12 Screen: Half, full, or optional
- 6.5.13 Prohibited Options: Grids, obscure glass, between-the-glass blinds.

* The CV Architectural Committee and/or Board of Directors shall review and approve all projection type window locations, support systems, roofing covers, and sill underside trim. No projection windows shall interfere or encroach into ingress or egress areas at building exits or patio gates.

** Flush flange for retrofit or replacement units shall be trimmed or removed in-way of any wood fascia or wood flower box shelf and shall not cover over any exterior wood materials.

*** Overall frame width (taken from the exterior side of frame) shall be defined as the distance taken from the inner-most edge of the frame material or glazing bead (adjacent to glazing) and the outer-most edge of the frame material (adjacent to exterior stucco, wood fascia, or wood shelf).

6.6 Overall frame width, which includes glazing frame and flush flange if applicable, shall be subject to approval by the Architectural Committee. Frames of most major window or patio door manufacturers are available in vinyl. Only patio doors may utilize fiberglass for the frame material due to greater durability. See attached detail drawing showing typical installations for horizontal sliding windows referencing some of the information stated in this policy.

6.7 No new exterior window or door openings shall be made to any existing buildings and no existing window or patio door openings shall be enlarged during installation of replacement or retrofit windows or doors.

6.8 All installations made without prior approval may be subject to removal at the owner's expense.

7.0 Condition of Approval

7.1 The Association will require as a condition of approval of said architectural request that the Owner enter into an written agreement with the Association that would provide for maintenance of the replacement windows or doors and repair of the building exterior wall at Owners' expense when said maintenance is caused by the installation and use of said replacement. The Replacement Window and Patio Door Supplemental Agreement Form shall be completed and submitted with the Request to the Architectural Committee Form for all window and patio door replacements.

7.2 All construction must be to professional workmanship standards. Construction must be completed within 30 days.

8.0 Approved Manufacturers List

8.1 The following replacement window and patio door manufactures and style lines have been researched by the Board of Directors and are provided as a guide for owners to select from.

<u>Manufacture</u>	<u>Style-Line Name</u>
Milgard	Style Line Series
Milgard	Classic Series
Window Master	EZ Frame Series
Anlin	Malibu Narrow Series
Amsco	Legacy Series
Amsco	Heritage Series
Superior	Series 8700

8.2 With this policy the Association and the Board of Directors will not make any recommendations for owners in choosing a reputable contractor for the installation of replacement windows and patio doors. It shall be the responsibility of each homeowner to research and select a competent contractor to perform this work. The Board of Directors does recommend that homeowners research warrantees for both material and labor when making a final selection on a window manufacturer and an installation contractor.

9.0 Approval of Policy

WHEREAS, Section 9.11 of the Bylaws and Article V, Section 2 of the CC&R's grants to the Board of Directors the powers and duties necessary to conduct the affairs of the Association and to make such rules and regulations as they deem in the best interests of the Association; and

WHEREAS, for the health, safety, welfare, and comfort and convenience of all residents, the Board wishes to establish policies so that it may fairly and consistently enforce the governing documents;

BE IT RESOLVED that the stated policy above is adopted by the CV Board of Directors effective May 11, 2005.

By: _____
President, CV Board of Directors

Date: _____

Attachments:

1. Typical Horizontal Slider Installation Drawing
2. Replacement Window & Patio Door Supplemental Agreement Form

COUNTRY VIEW COA
Replacement Window & Patio Door Policy

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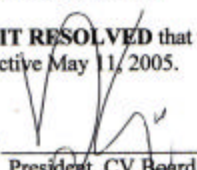
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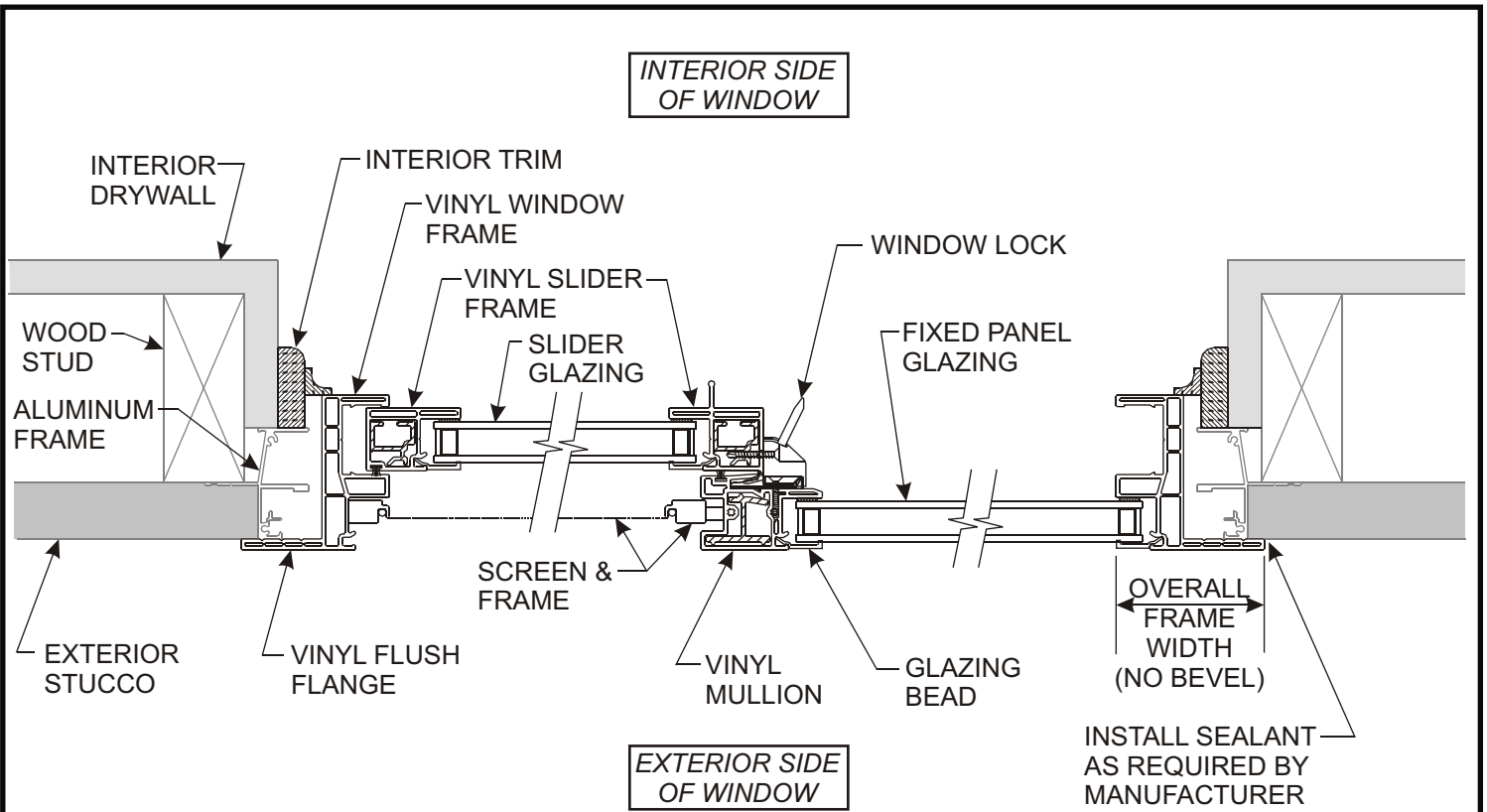
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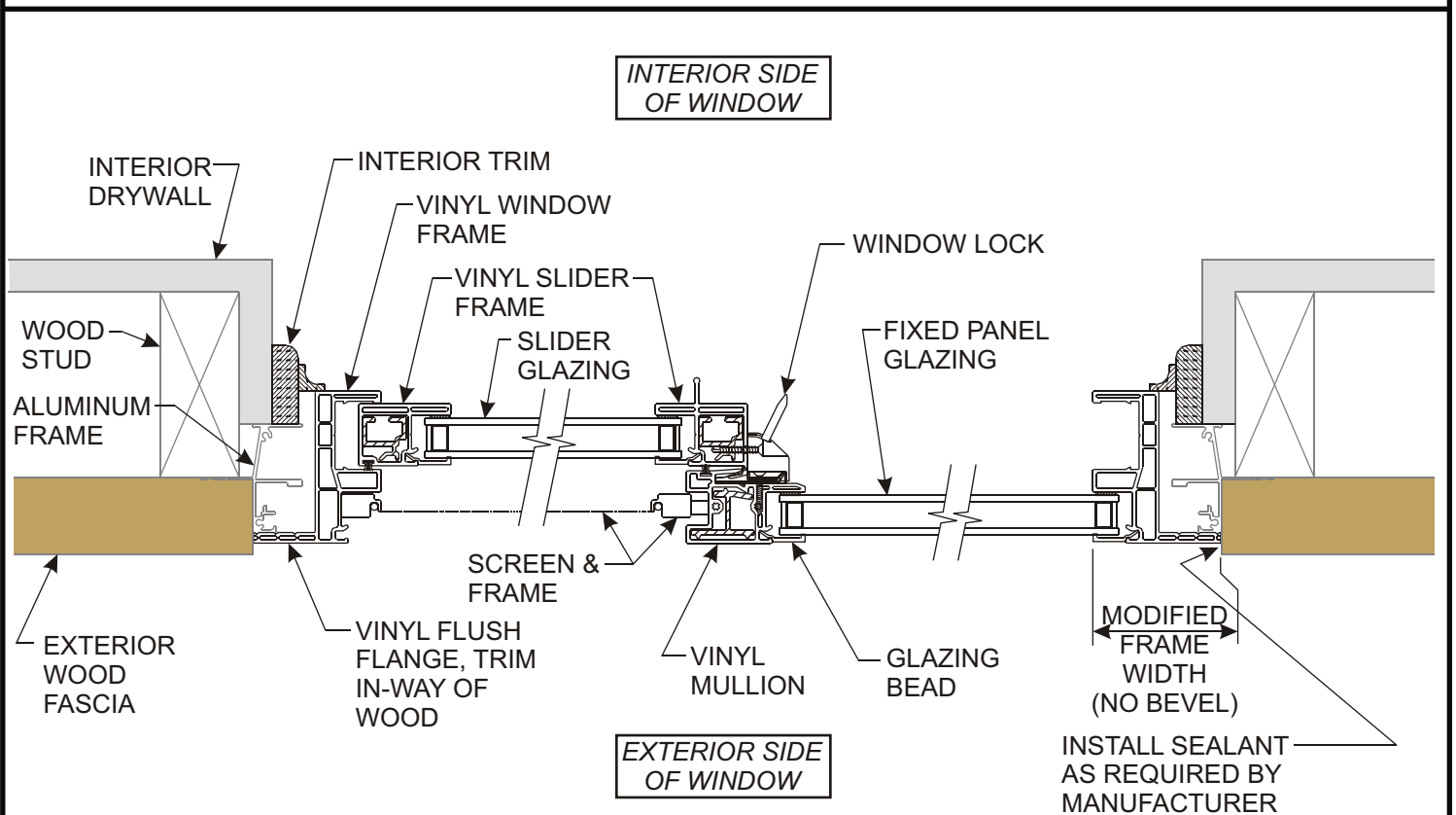
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Attachments:

1. Typical Horizontal Slider Installation Drawing
2. Replacement Window & Patio Door Supplemental Agreement Form



**PLAN VIEW OF TYPICAL HORIZONTAL SLIDER
INSTALLATION AT EXTERIOR STUCCO WALL**



**PLAN VIEW OF TYPICAL HORIZONTAL SLIDER
INSTALLATION AT EXTERIOR WOOD FASCIA**

COUNTRY VIEW CONDOMINIUM OWNERS ASSOCIATION

Replacement Window & Patio Door Supplemental Agreement Form

Name: _____

Date: _____

Address: _____

Telephone: _____

Window Replacement – Type I Qty: _____ Compliant W/CV Policy: Yes No

Manufacturer: _____ Series: _____

Window Type: _____ Frame Material: _____ Frame Color: _____

Frame Type: _____ Frame Width: _____ Max. Bevel Ht: _____

Glazing (single or double pane): _____ Glass Color: _____ Tempered: _____

Window Replacement – Type II (If Required) Qty: _____ Compliant W/CV Policy: Yes No

Manufacturer: _____ Series: _____

Window Type: _____ Frame Material: _____ Frame Color: _____

Frame Type: _____ Frame Width: _____ Max. Bevel Ht: _____

Glazing (single or double pane): _____ Glass Color: _____ Tempered: _____

Window Replacement – Type III(If Required) Qty: _____ Compliant W/CV Policy: Yes No

Manufacturer: _____ Series: _____

Window Type: _____ Frame Material: _____ Frame Color: _____

Frame Type: _____ Frame Width: _____ Max. Bevel Ht: _____

Glazing (single or double pane): _____ Glass Color: _____ Tempered: _____

Patio Door Replacement Qty: _____ Compliant W/CV Policy: Yes No

Manufacturer: _____ Series: _____

Door Type: _____ Frame Material: _____ Frame Color: _____

Frame Type: _____ Frame Width: _____ Max. Bevel Ht: _____

Glazing (single or double pane): _____ Glass Color: _____ Tempered: _____

Installation Contractor: _____

License #: _____

License Class: _____ (C17-Glazing Contractor, B-General Contractor, etc.)

Owner's Agreement

I _____ agree to abide by the CV Replacement Window & Patio Door Policy for the requested work and have verified the installation contractor's license and insurance coverage limits. I further agree to assume responsibility for all replacement work (materials and workmanship) under this agreement and any directly affected building element that would require maintenance or repair as a result of the installation and/or use of said replacement.

Signature of Owner