

Ledgewood Hills Condominium Association Architectural Standard Approved Windows, Skylights and Doors 2022



Windows, Skylights and Doors

Ledgewood Hills holds the appearance of our buildings to rigid standards for uniformity of appearance. New windows, doors and skylights must have an approved [Property Modification Request](#) prior to any installation to ensure that the integrity of our buildings is maintained. The manufacturers listed below offer products that conform to these standards. Please work with your contractor or installer to ensure that your new windows, skylights, and doors exactly match the current exterior style of Ledgewood detached homes, townhouses, or midrise units. Interior colors, finishes, and hardware style are at the discretion of the owner.

Approved Window Styles

DETACHED HOMES

- Pella wood casement windows
- Harvey new construction vinyl casement windows without sill attached
- Simonton new construction vinyl windows
- Replacement windows are not approved

TOWNHOUSES

- Pella wood casement windows
- Harvey new construction vinyl casement windows without sill attached
- Simonton new construction vinyl windows
- Replacement windows are not approved

MIDRISE HOMES

- Harvey new construction vinyl casement windows without sill attached. NOTE: the exterior bronze painted finish should be Harvey bronze, not dark bronze
- Simonton new construction vinyl windows
- Replacement windows are not approved

WINDOW INSTALLATION GUIDE

As a resource, please download the Ledgewood Hills Window Installation Guide for details on window removal and preparation, window installation and clean-up.

[Window Installation Guide](#)

Approved Skylights

ALL HOMES

- Velux skylights. Approved are skylights that can be opened remotely or manually, or skylights that are fixed (cannot be opened).



Approved Storm Doors

ALL HOMES

- Andersen 3000 or 4000 split glass panel with retractable screen. brass, brushed nickel or black hardware
- Andersen 2500 split glass panel with retractable screen. brass, brushed nickel or black hardware

Approved Sliding Patio Doors

ALL HOMES

- Andersen 200 or 400 series sliding patio doors with bronzetone or terratone exterior finish. Between the glass blinds are approved.
- Pella sliding patio doors with bronzetone exterior finish. Between the glass blinds are approved.
- Harvey Building Products (now Lansing) sliding patio doors, bronzetone exterior finish. Between the glass blinds are approved.

Approved Entry Doors

Approved entry doors at Ledgewood Hills are now solid six-panel fiberglass or steel clad inswing doors, without windows. Note that the original eight-panel doors are no longer available. The door's exterior must be painted with Benjamin Moore's Semigloss Newport Blue. Sidelites come with the door as a unit and are installed together when the door is replaced. Window panes in the sidelites must be clear. A choice of single or dual sidelites is available, depending on your unit (townhouse or detached home). Your entrance style determines if sidelites are required. Your door/sidelite style should match those in your building or other detached homes. Full and half sidelites are approved. The door handle hardware style is the owner's choice, but must have a polished brass finish.



FIBERGLASS SIX-PANEL ENTRY DOOR BY THERMATRU

This door is available through Lowes and many other millwork suppliers. Fiberglass offers the advantage of resistance to dents. ThermaTru features include:

- Pre-hung solid six-panel inswing door
- 36" wide x 80" high, or a size to fit your opening
- Sidelites: one or two panels of 12" sidelites with clear glass panes – townhouses and detached homes
- Door and sidelites are a unit and installed together
- Hinge and handle finish must be polished brass
- The door finish is smooth and ready to be painted. The supplier may paint the door prior to installation

STEEL ENTRY SIX-PANEL DOOR BY THERMATRU AND STANLEY

Steel clad ThermaTru and Stanley doors are available through Lowe's, Home Depot or other millwork suppliers. Steel clad door features include:

- Pre-hung solid six-panel inswing door
- 36" wide x 80" high, or a size to fit your opening
- Sidelites: one or two panels of 12" sidelites with clear glass panes – townhouses and detached homes
- Door and sidelites are a unit and installed together
- Hinge and handle finish must be polished brass
- The door finish is smooth and ready to be painted. The supplier may paint the door prior to installation

Home owners who wish to install new windows, skylights or doors should submit a [Property Modification Request](#) to Property Management before beginning any work.