

Villas West Architectural Specification

Specifications for Installation of Replacement Windows

Specification No: VWAS 10

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Board Approval Date:	03-13-2013
Pages	1 - 2

General: An Architectural Alteration Application, Form No. AAA, requesting the installation of replacement windows must be submitted to the Architectural Committee for review. The Architectural Committee will submit its recommendation to the Board of Directors for final approval.

Responsibility:

1. The replacement window glass, frame, and installation workmanship shall always be the villa owner's responsibility and any leak, damage, repair or replacement from/of same, including the entire window replacement if necessary, shall be at the villa owner's expense, both current and future owners. Additionally, any required window upgrade due to any subsequent building upgrade shall be the owner's responsibility and expense.
2. The villa owner shall be responsible for the removal and disposal of the old window and the installation of the new window. The villa owner shall be responsible for any necessary repair to stucco, drywall, plaster, tile grout, painting etc., that may be required to finish the project.
3. When the villa is sold, any new owner must be informed of their window responsibility and he/she must agree to it in writing by signing this document in the space provided.

Specifics:

1. Approval must be obtained from the Board of Directors. The Architectural Alteration Application, Form No. AAA, shall include:
 - A. Name and specifications sheet for the proposed windows
 - B. Location of the replacement window(s)
 - C. Name and signature of the contractor/installer.
2. Installation to be done by a licensed and insured contractor.
3. Only windows approved by the Architectural Committee and the Board of Directors are allowed. All windows must aluminum horizontal sliding windows.
 - ** **Exception:** all bathroom windows
 - ** **Exception:** kitchen windows in A & D (two-bedroom units),** These windows shall be aluminum casement type or aluminum single hung with three (3) sections matching original Villas West windows.

The kitchen window shall open at the bottom. The homeowner will specify if the bathroom opens at the top or bottom. The bathroom window shall have tempered obscure glass.

4. All windows must be bronze aluminum, featuring dual-pane low-e2 insulated glass. The windows must include grids inside the dual panes of glass. The horizontal and vertical grids must duplicate original Villas West windows.

5. No reflective mirror tinting is allowed.

6. The window installation must be scheduled during normal working hours. The maintenance supervisor or designate must supervise the installation.

I have read, understand and agree with the responsibilities, and will comply with above stipulations.

Owner's Signature: _____ Date: _____

Contractor's Signature: _____ Date: _____

Architectural Chairperson Date

Association President Date