



Windows, and Sliding Patio Door Replacement Guide

PLEASE NOTE: The HOA is committed to maintaining the visual consistency of our buildings. As such, any Owner that does not comply with the guidance below will be given at minimum four (4) weeks to cure the noncompliance (e.g. paint color). The individual Owner(s) will be responsible to reimburse the HOA for any cost incurred by the HOA to cure. Notice will be provided to non-compliant Owner via e-mail or in a manner consistent with other HOA communication.

Step-By-Step

1. All replacement windows and sliding patio door exterior frames must be of either a wood/aluminum (clad), or a vinyl/fiberglass style material.
2. The glass cannot be reflective, cannot have any decorative grids/grilles, and should be correctly rated for at least the Northern Climate Zone 6.
3. The **EXTERIOR** frames, screens and hardware color/finish MUST "ultimately" end up being an (anodized) bronze, black or dark brown on the outside.

Note: The **INTERIOR** frame color/finish and style of material can be whatever the Unit Owner wants.

4. Most windows and sliders are either made with white **EXTERIOR** frames or can be ordered with colored **EXTERIOR** frames.

Note: Sometimes ordering the frames with an **EXTERIOR** color can be a bit more expensive and can take a little longer to arrive.

5. **ANOTHER OPTION:** The Owner of the Unit may paint the **EXTERIOR** frames in the above approved colors; **BUT...**

A) **IF** an Owner, by their decision alone, chooses to paint the **EXTERIOR** frame, **THEN** double check for any window warranty issues associated with it. In many cases it may VOID the window warranty.

B) Many Owners have chosen this method over the years. Window failures are very rare. Many Owners have decided that the initial cost-savings and low-risk to THEM of having to replace a failed window (that will not be covered by the manufacturer's warranty) is the right choice for THEM.

C) **IF** an Owner chooses this method, **THEY** are responsible for and must have the **EXTERIOR** frames painted at **THEIR** cost. The Association's Contractors can assist an Owner with this task, and then charge the painting back to that Unit's account. **The information for the Paint Code/Color and the Association's Paint Supplier is listed below.**

6. When replacing windows and sliders, IF any part of the outside TRIM needs to be replaced, it is the Owners' responsibility to do so, at THEIR cost. The wood-type, size, dimensions and painted color must match the Sunridge original TRIM. The TRIM paint color IS THE SAME as the color used for painting the exterior window frames and the information for the Paint Code/Color and the Association's Paint Supplier is listed below.

Note: The wood-type and typical size for the TRIM is a 1" X 4" Rough Cedar.

7. All windows and sliders must fit within the existing building structural framework (the "Rough Opening" or "R.O."), and must always fit within the inner and outer dimensions of the Sunridge **EXTERIOR** window and slider **TRIM** pieces. **The Rough Opening dimensions are listed below.**

8. **All windows and sliders must only slide open and close from side-to-side.**

9. **Before ordering/purchasing, please remember to double check and note the direction (Left-to-Right or Right-to-Left) that your windows or sliders open and close.**

ROUGH OPENING DIMENSIONS - IT IS THE UNIT OWNER AND THEIR CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL BELOW!

A) Patio/Balcony Slider: 74 1/2" Wide by 82" High.

Another Option: When replacing the sliding patio door, it is acceptable (and very simple) to add/build-up the bottom Rough Opening structure to fit the more commonly available (and usually less expensive) slightly shorter and slightly more narrow slider size of 72" wide by 80" high.

B) Hall (or 2nd) Bedroom window: 60 3/4" Wide by 40 3/4" High. (**Also the same for a "Third-Bedroom" window).

C) Master Bedroom window: 60 3/4" Wide by 40 3/4" High.

D) Master Bedroom "side" window (in some Units): 48 3/4" Wide by 40 3/4" High.

E) "Dining Room" windows **(in 3-Bedroom Units only)**: 60 1/2" Wide by 24 1/2" High.

10. **Any damages resulting from such replacements are the responsibility of the Unit Owner.**

WINDOW FRAME AND TRIM PAINT: Sherwin Williams - 40800 US-6 #1 Eagle Vail, CO - (970) 845-0686

A) To purchase the current paint from Sherwin Williams, give them the Order # (below) and confirm the Color (below).



SHERWIN-WILLIAMS.

SUNRIDGE CONDOS
June 03, 2021

Description:
Emerald Exterior
Latex Satin
Ultradeep Base

Product:
K48T00054

Substrate:
-

Area:
Exterior Window
Trim and Doors

Color:
P-5 - AUTHENTIC
BROWN

Label:
Other

Order #:
OE0130203A7370