**Chapin Greene Condominium Association**

**Replacement Window Specifications & Guidelines**

The intent of these guidelines and specifications is to maintain the architectural uniformity and continuity of all units and buildings within the Chapin Greene condominium community.

Replacement windows whether new construction or insert replacement products *MUST* *BE* ***as close to the exact style of the original window product installed***.

* **Daylight View:** This is a term used to describe the frame size of each individual window pane. An improper sized daylight view as compared to the original window can give the overall appearance of the entire window structure itself as either being too big or small even though the insert or rough opening is the same. It is important to keep this window component in mind.
* **Grid Pattern:** This is the number of grids (or squares) in each individual window frame depending on the size of the window. An example would a 40/60 double hung window would have 6 grid squares on the top window frame and 9 grid squares on the bottom window frame. A typical 50/50 double hung window grid patterns are equal, 6 squares on top and 6 squares on the bottom.
* **Twin Side By Side Double Hung Windows:** The center mullion or center divider should be similar in width in order to maintain a balanced and equal appearance.
* **Screens:** Full or half screens are acceptable and must be a dark color and not silver or a glossy metallic appearance.
* **New Construction Windows:** Shall ***not*** have any exterior brick molding and must fit in the original rough opening without any modifications while being consistent with the aforementioned description and requirements of a replacement window.
* **Procedure for Authorization:** It is the responsibility of each unit owner to submit a ***“Request for Alteration”*** application available through Prime Condominium Management. This application MUST be reviewed by the Board of Trustees for approval before work can begin. If possible, please attach product pamphlets with photos.
* **Contractor Selection:** You are encouraged to shop and select your own replacement window contractor. If you need assistance, a list of pre-approved contractors can be provided upon request.

***It is highly recommended that you get approval before making any financial commitments or sign any contracts!***

There are NO specific measurements, brands or model numbers. Many units have already installed replacement windows. What all these approved replacement windows have in common is that they meet the requirement *of looking as close to the exact style of the original window product*.

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