

Villas West Architectural Specification

Specifications for Installation of Replacement Windows

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Board Approval Date:.....8/19/08
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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 removal and disposal of old window and installation of new window plus any necessary repair to stucco, drywall, plaster, tile, grout, painting, etc., that may be required to finish the project.

Specifics:

1. Approval must be obtained from the Board of Directors. The Architectural Alteration Application shall include:
 - a. Name and specifications sheet of proposed window/s.
 - b. Location of replacement window/s.
 - c. Name of installer.
2. Installation to be done by a licensed and insured contractor.
3. All windows must be Aluminum Horizontal Sliding Windows. Exception: The bathroom windows in all units and the kitchen windows of the A and D (2 bedroom) units. These windows shall be Aluminum Casement type and 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. All grids must duplicate original Villas West windows.

