

## Standardized Replacement Vinyl Windows

If you are interested in replacing your windows, the Board of Directors has approved the **Thermastar 10 Series vinyl windows by Pella. Grids are no longer required but you are free to have grids if you prefer.**

Owners of blue and white units need to purchase windows with **white** frames.

Owners of brown and tan units need to purchase windows with **almond** frames.

Pella windows are available through Lowe's Home Improvement Warehouses. You can obtain product information and pricing by going to [www.lowes.com](http://www.lowes.com).

**All windows must be installed by a licensed contractor.**

Any bad wood (dry rot, termite damage, etc.) discovered at time of installation is the individual homeowner's responsibility to repair.

All windows and garage doors, when installed, must meet all or any applicable UBC requirements.

All trim must be flush with the building

As with any improvement affecting the exterior aesthetic harmony of the community, an **Architectural Improvement Application must be submitted and approved by the Architectural Committee prior to installation.**



10 Series

## Standardized Replacement Roll-Up Garage Doors

If you are interested in replacing your existing garage door with a roll-up door please be aware that the Board of Directors has approved steel doors.

All doors should have the colonial raised panel styling. Doors come in insulated or non-insulated types.

Owners of blue and white units need to purchase **white** doors.

Owners of brown and tan units need to purchase **almond** colored doors.

Garage doors that meet these specifications are available through any manufacturer who makes small, raised panel, steel roll-up garage doors in white & almond, such as Home Depot and Lowe's.



## Light Fixture Replacement

The pre-approved, standardized light fixture for replacement is the **15 3/4 Bronze Outdoor Wall-mount (model #71117)**. Please see picture at right.

This light features a dusk to dawn sensor and measures 6 1/2" W X 15 3/4" H X 7 1/2" ext. and takes 1-100 w bulbs (not included).

It is available at any Lamps Plus store or by going to [www.lampsplus.com](http://www.lampsplus.com) If you choose to order on the Lamps Plus website you can find this fixture by typing the model number in the Search box at the top of the page.

This fixture is for all existing fixtures throughout the community. Your front porch light, patio/balcony light and your garage light fixture should be replaced only with this standardized fixture.

