

Vista Park Villas

Window Replacement Policy

Dated: May 21, 2014

The originally installed silver aluminum window frames are an item of HOA responsibility per Exhibit D of the CC&Rs. If you would like to install replacement or retrofit windows (which requires removal, modification or covering of those frames) the following policy applies:

1. General Provisions

- a. Replacement or retrofit windows shall meet all building code standards in effect at the time of installation.
- b. Replacement or retrofit windows shall not alter the size or shape of the existing enclosure of those windows that are being replaced or re-fitted. If exterior wood trim and/or stucco must be altered, board review and approval is required prior to installation and must be returned to an acceptable condition based on Board review upon completion of the installation.
- c. Replacement or retrofit windows shall retain the same window operation type. Lites, grids, or greenhouse windows are not permitted. Casement, awning, hopper, double-hung, jalouse/louvered or pivoting window are not permitted with the exception of upper stairway windows (two story units), which may be stationery or pivoting.
- d. Window frames shall be of good quality and shall provide adequate seal against the elements to protect both the appurtenant interior and exterior surfaces of the unit.
- e. Windows and frames shall be installed in a workmanlike manner by individuals skilled in performing such installations. Licensed, bonded and insured contractors are required.
- f. The unit owner accepts all liability for installation, and for all work performed by installers, as well as for any damage done to common areas or exterior building surfaces. Any and all refuse created in the course of installation is required to be hauled away by the installer or owner.
- g. The responsibility for care and maintenance of the replacement window is that of the unit owner. A Maintenance Indemnity Agreement is required.
- h. The policy does not apply to circumstances only requiring the repair of originally installed window frames.

2. Specifications

- a. Replacement or retrofit windows shall consist of frames composed of anodized aluminum, vinyl, or fiberglass.
- b. Replacement or retrofit windows shall consist of frames which, on the exterior facing surfaces, are white.
- c. Windows shall be equipped with screens; frame color shall match that of the window. No grids or lites are permitted

d. Maximum width of any one side of the exterior of the window frame shall not exceed three and one half (3.5) inches when measured from the exterior glass outward to the edge of the frame touching the exterior enclosure.

3. Partial Replacements

With the exception of patio sliding glass doors as specified in Section 4 below:

- a. Excepting the patio sliding door, all windows on a single wall of a unit must be replaced in the same installation if the replacement or retrofit windows are of a different frame color than that of any other window frames of the unit.
- b. When the width of the replacement or retrofit window frame exceeds the width of any adjacent window frame of the unit on the same floor level and facade by more than one (1) inch, all windows on that facade of the unit shall be replaced in the same installation, even if the frame color of the replacement window matches that of the other windows on the facade of the unit.

4. Patio Sliders

A homeowner wishing to replace only a patio sliding glass door which faced onto the unit's patio may do so in the approved color or material without the necessity of replacing any other windows in the unit.

5. Prior Installations

All replacement or retrofit window installations made prior to the effective date of this policy are grandfathered.

6. Variances

Installations not provided for in these guidelines require a variance, in writing, after a review of plans for the proposed installation submitted by the homeowner, issued by the Architectural Control Committee and/or Board of Directors.