

WINDOW AND GARAGE DOOR REPLACEMENT GUIDELINES FOR THE CROWNE AT WAILUNA

It has come to the attention of the Board that the windows and garage doors originally installed by the Developer may need to be replaced in the near future. Some Home Owners have expressed an interest in using a different style or material than originally installed. To address this issue the Board has developed guidelines to aid the Design Review Committee when reviewing Home Owner requests for replacement.

The following information shall serve as informal guidelines when reviewing Home Owner requests for approval to install windows or garage doors in a style or material that differs from the type originally installed by the Developer. It is the intent of the Board that all applications for replacement be reviewed on a case by case basis to maintain the appearance of our community.

WINDOWS

Acceptable Styles: horizontal sliding, awing, casement, jalousie, double hung, and bay/bow windows. Bay or bow windows may only be installed on the rear of the house, and not on a side adjacent to a neighboring house. All replacement windows shall be fabricated by a commercial window manufacturer. "Home made" windows are not acceptable.

Acceptable Materials: vinyl, or aluminum with factory applied finish. All exterior surfaces of window frames and insect screen frames shall be white.

Acceptable Glazing: clear glass, frosted glass, tinted glass (non-reflective), and solid panels (white only). Glazing in any individual window shall be of one type.

GARAGE DOORS

Acceptable Styles: upward acting sectional garage doors similar to the original garage doors. Square or rectangular windows may be installed in the uppermost panel of the door. Any trim or designs on the exterior surface shall conform to the general style of the original garage door.

Acceptable Material: painted wood, painted steel or painted aluminum. All exterior surfaces shall be white or match the color of the exterior siding of the house.

Acceptable Glazing: clear glass, frosted glass, or tinted glass (non-reflective).

NOTE: Each approved application shall be accompanied by a notification to the owner that the approval of the request for replacements differing from the original standards does not relieve the Home Owner of the responsibility to maintain the windows and garage door to the standards of the community.