

STANDARDS AND PROCEDURE FOR WINDOW AND DOOR REPLACEMENT

The window and door frames at CSCA are not a common element and must therefore be repaired or replaced by the unit owner at their sole expense.

The board must be notified in writing prior to the replacement of any door, frame, or window and has established these window/door replacement standards.

Once the board has received the request, along with the required documentation from the contractor which shall be obtained by the co-owner, the board will contact the co-owner with their approval/disapproval for the replacement within 45 days. If notice of approval/disapproval has not been received by the co-owner within this 45 day period, the co-owner may proceed with the replacement.

Standards:

- 1) Windows and sliding glass doors must have clear tempered safety glass. Sliding glass doors and windows must be water tested to at least 10 pounds per square foot and rated hurricane resistant. Any glass replacement must be compatible in width to fit the frame into which it is installed.
- 2) Frames must be at least 2.75" in thickness and the exterior must be bronze in color which corresponds with the Starline series 100 bronze paint.
- 3) Screen frames must be included and be rated resistant to wind blowout.
- 4) CSCA Association's preferred frame replacement materials are aluminum or aluminum clad wood.

Documentation from Contractor:

- 1) Certificate of liability showing Carrollsburg Square Condominium Association as "additional insured".
- 2) Description, in writing, of the scope to the project (how many windows/doors/frames will be replaced). Composition of the replacement materials to be used (aluminum/steel/aluminum clad wood, etc.).
- 3) Description of color and it's compatibility with existing frames in community.