

The Ken-Caryl Ranch Townhouse Association, Inc.

Guidelines for Window and Patio Door Replacements

Adopted August 16, 2004; Revised October 19, 2004; Revised November 16, 2004

INTRODUCTION

The Ken Caryl Ranch Townhouse Association, by its Board of Directors, in an effort to be responsive to homeowners who wish to replace windows and patio doors in their dwelling units, has developed these guidelines for the use of homeowners in planning and installing replacement windows and patio doors.

The Association requires the homeowner to submit an architectural request for board approval with detailed plans, colors and design of the windows or doors to be installed. A brochure depicting the color and window or door style to be installed must accompany your architectural request. Failure to include this information may delay review of your request.

Non-compliance to these specifications will subject the homeowner to disciplinary action and require him/her to remove the improvement to comply with these guidelines.

GENERAL SPECIFICATIONS

1. The approved color(s) are as follows:
 - a. Complete replacement of **all** windows and patio doors – white is the approved color.
 - b. Partial replacement of one or more windows, or a patio door – bronze or white to match existing windows or patio door.
2. All replacement windows must match in size and style of replaced windows. Windows to be double hung style basement windows **ONLY** can be single slider(s).
3. Replacement screens are at the owner's option – either full or partial.
4. Removal of the trim and/or siding, installation of membrane and metal window flashings, reinstallation of trim and/or siding and exterior paint touchup are paid by the Homeowner.

5. Replacement trim boards are to be of cedar material, matching in size of existing trim boards, with owner obtaining paint codes from the Association. Painting of the new boards are the owners responsibility.
6. Windows can be installed with or without grids. If replacing only a few windows all new windows must match existing in style and color.
7. Trapezoid windows may either be replaced or have the exterior frame painted to match new window frames.
8. Window glass shall be a minimum of double pane.
9. In addition to these guidelines, the manufacturer's installation specifications shall be followed. If there is a conflict between these guidelines and the manufacturer's specifications, the association board shall determine the proper course. In all cases, the board's decision shall be final.
10. Any damage to the building or grounds will be repaired by the homeowner to pre-existing conditions.
11. Homeowner must begin work within 90 days from approval by the Board of Directors. If work is not begun within this period a new request must be submitted. Work is to be completed within 60 days.
12. All other Ken-Caryl Ranch Master Association and The Ken-Caryl Ranch Townhouse Association covenants and rules shall apply.


Ernie Christensen, President


Ruth Inners, Vice President

Julie Kearful, Secretary

Floyd Pratt, Treasurer


Brad Sobel, Director


Kathryn Mandt, Director


Linda Crowder, Director