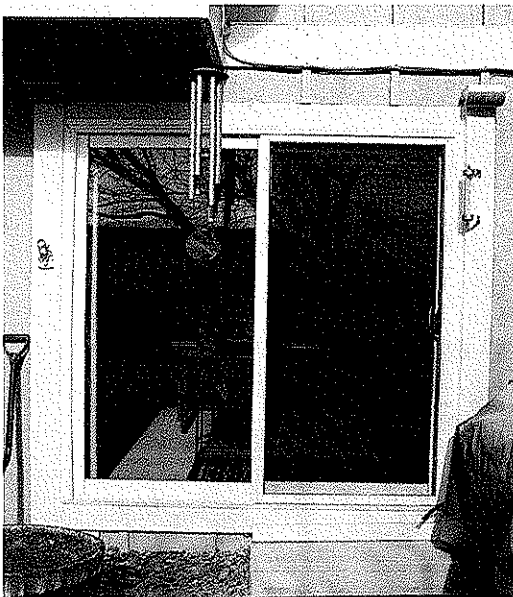


SUNSET RIDGE TOWNHOUSE ASSOCIATION

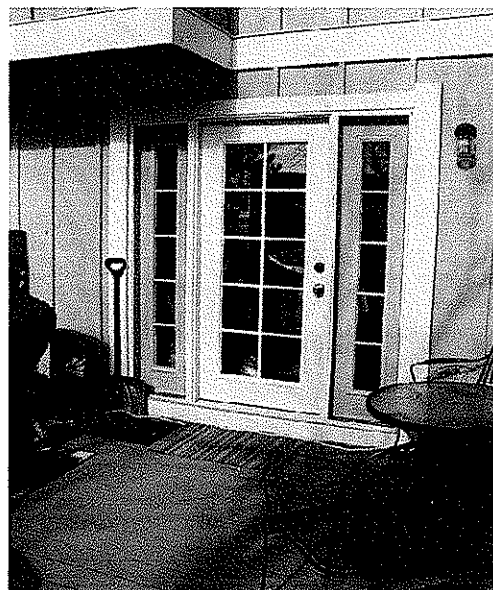
WINDOW AND PATIO DOOR REPLACEMENT STANDARD

May 2017

1. Scope
 - 1.1. Scope – This Standard applies to the replacement of Windows and Patio Doors in all Sunset Ridge Townhouse Units.
2. Purpose
 - 2.1. Provide guidance to Homeowners
 - 2.2. Encourage investment in individual properties
 - 2.3. Simplify approval and construction process
 - 2.4. Promote reasonable uniformity and standardization
 - 2.5. Assure quality workmanship
 - 2.6. Increase property values
 - 2.7. Provide for the improvement of the community
3. Applicable Documents
 - 3.1. Ken-Caryl Ranch Townhouse Association Rules and Regulations (Revised – April 2008)
 - 3.2. Ken-Caryl Ranch Townhouse Association Policy and Procedures for Vehicle Parking (Dated 11-5-2013)
 - 3.3. Drawings – N/A
 - 3.4. Standards
 - 3.4.1. Screen/Storm/Security Door Standard (October 2015)
 - 3.4.2. Front Entry Door Standard (October 2015)
 - 3.5. Pictures

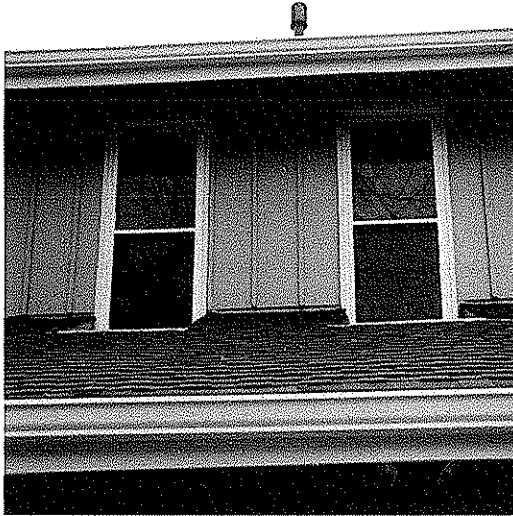


Sliding Patio Door



French Style Patio Door

5/4/2017



Windows - Rear Elevation



Windows - Side Elevation



Window – Front Elevation

4. Definitions

4.1. Units of measure – English system

4.2. Standard practices – Installation workmanship will be in accordance with approved contractor guidelines

5. General Requirements

5.1. Materials

5.1.1. Windows – Vinyl, aluminum or wood are allowed

5.1.2. Patio Doors – Vinyl, aluminum, or wood are allowed

5.1.3. Trim boards – Rough-hewn cedar

5.2. Size – Windows and patio doors sized for the rough openings of the ones being replaced

5.3. Colors

- 5.3.1. White is the approved color if all windows and patio doors are being replaced; grids may or may not be used.
- 5.3.2. For a partial replacement, bronze or white may be used to match existing windows; grids must match existing windows

5.4. Form, fit, function

- 5.4.1. Windows may be double or single hung; screens are the Homeowner's option, either full or half
- 5.4.2. ONLY basement windows may be sliders
- 5.4.3. Window and patio door glass shall be a minimum of double pane; higher energy ratings (R-value & shading coefficient) are recommended.
- 5.4.4. Trapezoid windows may either be replaced or have the exterior frame painted to match the new window frames

5.5. Style -

- 5.5.1. Windows shall match the style of existing windows
- 5.5.2. Patio doors may be sliders or hinged French doors

5.6. Match existing - Replacement windows shall match the windows being replaced

5.7. Location

- 5.7.1. Full replacement – Replace all windows and patio doors as per existing locations.
- 5.7.2. Partial replacement – All windows on the front elevation or on the side elevation or on the rear elevation shall match
- 5.7.3. Patio doors shall match all windows on the same elevation

6. Detailed Requirements

6.1. Construction – Removal of trim and/or siding; removal of existing window and/or door; installation of membranes and flashing; installation of window and/or door (level & plumb); chinking (insulation of gap between rough opening and window and/or door); reinstallation of trim and/or siding; caulking; and primer and exterior paint touchup are the Homeowner's responsibility. Paint shall match existing and the paint standard may be obtained from the Association's web site. Interior finish work (trim, casing, etc.) is the Homeowner's responsibility and not governed by the Association.

6.2. Quality Control

- 6.2.1. In addition to this standard, the manufacture's installation specification shall be followed. If there is a conflict between this standard and the manufacturer's specification, the Association Board shall determine the proper course. In all cases the Board's decision shall be final.
- 6.2.2. Any damage to the building or grounds will be repaired by the Homeowner to pre-existing conditions.
- 6.2.3. Installation quality control is the responsibility of the Homeowner and the contractor.

6.3. Inspection

- 6.3.1. A Jefferson County Building Permit is NOT required for this work.
- 6.3.2. Members of the Architectural, Building & Maintenance Committee are available for inspection of non-permitted work.

7. Notes

- 7.1. Hours of work - Work is permitted between the hours of 7:00 am and 5:00 pm Monday to Friday and between 8:00 am and 5:00 pm on Saturday. Work is not allowed on Sunday.
- 7.2. Debris/waste disposal and site clean-up are the responsibility of the Homeowner and the contractor/vendor.
- 7.3. Contractors/vendors are allowed to park in the alleyways while fulfilling the contractual obligations.
- 7.4. Work shall be scheduled so as not to impact weekly trash pickup, snow removal and/or landscaping activities.
- 7.5. The Sunset Ridge Townhouse Association Management Company shall be notified when the work begins and when the work is complete.
- 7.6. A list of contractors/vendors (not qualified by the KCTOA) is available upon request (to be used at Homeowner's risk) .
- 7.7. The Homeowner assumes all liability for themselves, their contractors/vendors, their assigns, and the work performed.