

Windows and doors are the responsibility of the unit owners and shall be kept in good condition.

Approval by the Board of Managers is required for window and door replacements.

Replacement windows and doors shall be the same size as the original.

All panes in windows and storm doors shall be clear, uncolored, and undivided (i.e. no grills, grill patterns, divided lites).

Replacement windows and doors shall have trim; frames and trim shall be bronze or dark brown in color.

1. Additional Requirements for Replacement Windows

A. Large Windows next to entry doors and Large Front 2nd Floor Windows in 3-story Units

1. 1 to 4 panes are permitted.
2. In multi-pane windows: if there is a horizontal divider, it shall span the width and be located at approximately $\frac{1}{3}$ to $\frac{2}{5}$ the height above the bottom of the window. If there is a vertical divider, it may be of full or partial length but must be located at the center of the window.
3. Slider windows and/or fixed panes may be used in the configuration in A.2 above.

B. Rear Windows on 2nd Floor of 3-story units

1. For Buildings #5, 6 and 8, shall be 2-sash slider windows
2. For all other Buildings, shall be multi-pane and there shall be a horizontal divider located at approximately $\frac{1}{3}$ to $\frac{2}{5}$ the height above the bottom of the window. Additionally, there may be a vertical divider of full or partial length located at the center of the window.
 - a. Slider windows and/or fixed panes may be used in the configuration above.
 - b. Single pane windows are not permitted.

C. Patio Windows and Large Windows in the Ends of Buildings

1. 1 to 4 panes are permitted.
2. Slider windows and/or fixed panes may be used.

D. Sidelite windows that are part of entry doors shall have an undivided single pane (i.e. no muntins or grills).

E. Casement and other types of outward opening windows are not permitted.

F. All other windows shall be sliders.

2. Additional Replacement Door Requirements

A. Front Entry Doors

1. Two styles are permitted: flat surfaced and paneled surface.
2. Lites in doors are not permitted (exception: see 1.D above).
3. Door color is optional but only a single color/hue is permitted.

B. Storm doors are required.

1. Shall have either one or two clear panes.
2. Shall be dark brown or bronze.

C. Patio doors shall be a single pane slider.