

**Specifications for: Replacement Exterior Windows  
Streamwood Estates  
Adopted: July 17, 2019**

**Rule Reference: Streamwood Estates Condominium Bylaws, Article VI, Section 3:**

Section 3. Alterations and Modifications of Units and Common Elements. No Co-owner shall make alterations in exterior appearance or make structural modifications to the Co-owner's Unit (including interior walls through or in which there exist easements for support or utilities) or make changes in any of the Common Elements, Limited or General, without the express written approval of the Board of Directors (which approval shall be in recordable form), including, but not by way of limitation, exterior painting or the erection of antennas, lights, aerials, awnings, doors, shutters, newspaper holders, mailboxes, basketball backboards or other exterior attachments or modifications, nor shall any Co-owner damage or make modifications or attachments to walls between Units which in any way impair sound conditioning provisions. No attachment, appliance or other item may be installed which is designed to kill or repel insects or other animals by light or humanly audible sound. The Co-owner shall be responsible for the maintenance and repair of any such modification or improvement. [In the event that the Co-owner fails to maintain and/or repair said modification or improvement to the satisfaction of the Association, the Association may undertake to maintain and/or repair same and assess the Co-owner the costs thereof and collect same from the Co-owner in the same manner as provided for the collection of assessments in Article II hereof. The Co-owner shall indemnify and hold the Association harmless from and against any and all costs, damages, and liabilities incurred in regard to said modification and/or improvement. No Co-owner shall in any way restrict access to any plumbing, water line, water line valves, water meter, sprinkler system valves, sump pump, or any element which affects an Association responsibility in any way. Should access to any facilities of any sort be required, the Association may remove any coverings or attachments, including, but not limited to, patios, finished basements and garages of any nature that restrict such access and will have no responsibility for repairing, replacing or reinstalling any materials, whether or not installation thereof has been approved hereunder, that are damaged in the course of gaining such access, nor shall the Association be responsible for monetary damages of any sort arising out of actions taken to gain necessary access.

**NOTE: Specifications only apply to Exterior Windows and Patio "Door Walls".**

**Responsibility of Owner:**

- Request Board Approval via Modification Form
- Secure a Vendor & Contractor (This is NOT a "Do-It-Yourself" project)
- Specify all information related to Modification
- Obtain signature of contractor on Streamwood HOA Building Modification Form
- Upon HOA Approval: Purchase Product, Installation & Service (during Warranty period & beyond)
- Provide HOA Management Company with Warranty (for Unit History file)

**Responsibility of HOA Board:**

- Establish uniformity of buildings groups for consistency
- Assure long-term "curb appeal" of Streamwood Estates Community.
- Encourage longevity of structures and modifications to benefit co-owners.

**Acceptable Window and Door Wall Products:**

- Vinyl

- Vinyl-clad Wood
- Aluminum-clad Wood

**CORE Replacement Window and Door Wall-Rule is: "Like-For-Like"**

- Same Window and Door Wall -type
- Same Glass Type - clear only
- Same Mullions (if exist) - size, color, style
- Same Trim - interior, exterior, type
- Same Paint - HOA provided color required
- Same Hardware – color

<p><b>Additional Standards by which Modifications will be reviewed</b></p>
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**Warranties on Products:**

- Coverage Details: Longer is Better and More is Better
- Transfer of Warranty to new co-owner: Longer is Better

**Post-Installation Service Responsibility:**

- Clear identification of Responsibility for Service
- Specifics about Duration of Service Obligation
- Likelihood of Availability of Service for Post-Warranty co-owners.

**Windows -- Vendor Responsibility:**

- Measure window and door wall areas.
- Sign off to acknowledge all HOA requirements
- Use installers affiliated with Vendor/Dealer (Preferred)

**Or, If Contractor hired by Co-Owner Responsibility:**

- Experience with products
- Measure window and door wall areas
- Sign off to acknowledge all HOA requirements
- Licensed
- Bonded
- Insured
- References

**Vendor Preferences:**

- Michigan-Based Manufacturers of Windows and door walls
- Vendors with positive track record with residents and HOA
- Vendors who employ their own installers

**Vendor Exclusions:**

- National Corporate Stores (e.g., Home Depot, Lowes, Menards, etc) that use independent subcontractors
- Fiberglass Windows (e.g. Majic, etc.)

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**SW Exterior Window Specs.doc**

Draft: April 8, 2019

Modified: April 19, 2019

Final July 17, 1029 @ Board Meeting

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