

Specifications for: Replacement Exterior Windows

Streamwood Estates

Adopted: July 17, 2019

Updated: March 31, 2021

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. [n 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 apply to Exterior Windows and Patio "Door Walls".

Replacement means that the co-owner has decided that they do not desire to repair, or replace the existing original windows with "like-for like" metal framed windows. If unsure, please contact the HOA to have the windows evaluated.

The **Co-owner** must understand that a replacement of windows different from the original windows is a co-owner-initiated option and expense, as are any subsequent non warranted repairs to such windows?

Responsibility of Owner:

-) Request Board Approval via Window Replacement 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 Window Replacement Modification Form
-) Upon HOA Approval: Purchase Product, Installation & Service (during Warranty period & beyond)
-) Please Provide HOA Management Company with Warranty when the Contractor provides it to you. (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

Additional CORE Replacement Window & Door Wall-Rule is: "Like-For-Like"

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

Windows -- Vendor Responsibility (also on Window Modification Form):

1. The Contractor Representative AND Measurer must acknowledge that Streamwood Estates specifications require replacement windows to be “Like for Like”? This means that:
 - A. All windows being replaced will be the same size as original.
 - B. Window frame exterior will be same color as the old window (or an approved color)
 - C. All colonial or muntin bars (grid-work between glass panes) will be the same number, and same arrangement in configuration as the original window.
2. The Contractor Representative AND Measurer must identify any obvious water or structural damage around the windows being considered. If damage is found, the HOA will be notified of the issue to be repaired BEFORE installation?
3. All formulated treatments to the glass to limit sunlight damage are acceptable, (except for glue on, or dark applications).
4. The structural box around the windows must have insulation installed or replaced, before installing the windows wood trim. If water, insect, or other damage to the underlying structure is found during installation, that further installation work on those areas is STOPPED until HOA remediates the structural issue(s). CONTRACTOR DISCLAIMERS OF WATER DAMAGE ARE NOT ALLOWED.
5. All wood trim must be rough-sawn cedar, 2.5 inches in width (no aluminum trim) over existing wood trim and wood sills around new window. Aluminum trim can be installed over brick and brick rowlock sills. Aluminum trim must match window frame color.
6. Window and trim boards must be fully caulked.
7. The Contractor is responsible for having any unpainted trim boards primed (one coat) and painted (two additional coats), same color as the building, (Condominium Board Representative will provide you with brand and color required).
8. Contractor must sign off to acknowledge all HOA requirements.

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

Additional Standards by which Modifications will be reviewed

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.

-) 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.)

SW HOA Exterior Window Specs.doc

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Updated: March 31, 2021 (to mirror window replacement form)

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