

HOA Specifications for Window Replacements at The PONDS

No windows shall be replaced except in conformity with these specifications, all building codes and only with prior approval of the Board of Directors or Compliance Committee of The Ponds at Blue River Home Owners Association.

Requests to replace windows must be submitted to the Board of Directors. Such request will include a schematic of all windows to be replaced and the manufacturer and specifications for the windows. The proposed contractor installing the windows must be licensed with the Town of Silverthorne and pull any required permits. Prior to commencement of any approved installation, the Unit Owner shall supply the Board with proof of liability and workmen's compensation insurance for the contractor installing the windows. Liability insurance shall be with a company licensed in Colorado with limits of not less than \$1,000,000.00 for each occurrence and property damage of not less than \$500,000.00 per occurrence.

Any such installation shall:

1. Contain grills in the upper picture windows in the living room and dining room that match the existing grills.
2. Incorporate sliding windows in the lower windows upstairs and down that match the existing windows. Also, non-opening and other windows shall match the existing windows.
3. Incorporate windows with the same color as the existing windows. (Some minor deviation may be allowed. However, this determination shall be in the sole discretion of the Board or Compliance Committee, as the case may be.)
4. Incorporate new windows that are custom made for the opening so that there is no need to trim the window into the opening. (This requirement is subject to waiver by the Board or Compliance Committee upon a showing that the final appearance will not vary from the appearance of the existing window. Such a waiver is within the discretion of the Board or Committee.)
5. Provide for the windows to be mounted to the structure of the building rather than the substrate to which the existing windows are attached.
6. Be constructed in a good and workmanlike manner.
7. Anderson Renewal windows having the above characteristics have been approved by the HOA Board. Also, the color "Sandstone" presently offered by Anderson is an approved color for the exterior cladding of any replacement windows. (Each and every request to approve a new window installation shall include a reasonably sized sample of the actual color of the exterior of the window being installed.)
8. Prior to commencement of construction, the Owner must post the Unit with a notice that no mechanics lien will attach to the interest of the HOA or any other Unit in the event the Owner fails to pay for any such work done.
9. The Owner shall give the Board at least 7 days' prior notice of the commencement date of any such installation and a Board Member or a representative of the Board may be present during such installation or at any time during such installation. The Board or a representative of the Board shall be allowed to inspect the installation after completion and any deviation from these specifications shall be immediately corrected by the Owner.
10. Windows shall be un-tinted or shall otherwise comply with the HOA Rules on tinting of windows.
11. Incorporate screens that are the same in color and specifications as the existing screens. (Some minor deviation may be allowed. However, this determination shall be in the sole discretion of the Board or Compliance Committee, as the case may be.)