

**CONDOMINIUM RESIDENCES I, II, III & IV OF FALLSGROVE**  
**WINDOW REPLACEMENT SPECIFICATIONS**

- In order to maintain a uniform exterior appearance on all windows of the building, all new windows must look identical in exterior appearance as the existing windows.
- All new windows must be installed by a licensed, insured contractor in a professional manner that will not create any adverse conditions or leakage with respect to the exterior facade or trim of the building.
- The exterior windows must be double-hung and vinyl. They must be white in color with 2 horizontal and 2 vertical white flat grids per window section.
- If it is necessary to replace the exterior window frames, they must be replaced with vinyl frames.
- If it necessary to remove the old frames and trim and replace with new frames and trim, please ensure that the drainage channels on the top, sides and bottom are not compromised upon installation.
- Locks and hardware must be consistent with existing hardware.
- Windows must have tilt sash feature to facilitate exterior washing.
- Windows must be glazed with manufacturer's standard clear sealed insulating glazing material.
- The installation must include the use of sill pan flashing which is a sill pan under the window to direct water outside the building. The sill pan product / procedure will help cover the gap between brick.
- The contractor must remove all trash material and any common areas cleaned, if necessary, due to the transportation of materials, etc.
- Demolished materials and any and all trash may not be dumped over the balconies nor may it be placed in the dumpster enclosures or the dumpsters themselves. All trash must be removed from the community by the contractor.
- Unit Owners must request and obtain prior written approval from the Board of Directors before proceeding with any window replacement project.