

Window and Door Replacement Policy

The "total reveal" of replacement windows and doors (i.e. the portion between the glass and the window framing) must not be greater than 2.75 inches and must be Clear Anodized Aluminum, Almond, or White Vinyl in color. New construction windows (rather than retrofit) are recommended. Homeowners are personally liable for the cost of repairing any damage to a building exterior that may result from changing windows or making any other modifications to their homes, All intended external modifications to a home must have prior approval of both the Architectural Committee and the Board of Directors to maintain the basic style and look of homes in the complex.

If the homeowner of a "Townhouse" is installing anything other than the existing Clear Anodized Aluminum Windows, then all windows on that side of the unit must to be replaced within two years. The two years starts on the first day that a non-matching window is installed on the unit. All windows on "One level" unit's must be replaced within two years after the first non-matching window is installed. We require a licensed and insured contractor be hired by the homeowner for your window replacement project.

Socomi wood trim is to be used for window or door trim replacement. It can be purchased at Mead Clark Lumber.

Paint is to be purchased by the homeowner at Dunn Edwards Paints in Cotati. Trim Color is Woodgate SP2210 (color 42-304-M-11); Siding Color is Woodgate SP128 (Color 42-303-L-11). Both of these are paint product type EVSH30. The Front Door color is Legend Green #SP2010, and the paint product type is EVSH50.

Please include the following information on your request: the brand of window, type of glass, approximate start and completion dates of your project, and a brochure or photos of your new window or door to be considered for approval. Be sure to specify whether the proposed replacements qualify as "energy saver" windows and/or are approved for rebates. The committee will inspect your request and submit it for final board approval. The final, approved request will be sent to you and a copy will be placed in your lot file by the management company. It is important that you retain your approved copy for your records.