

VINEYARDS OF SARATOGA WINDOW & GLASS SLIDER APPROVAL PROCEDURE & INSTALLATION REQUIREMENTS

Homeowner Name _____

PART I - HARDWARE REQUIREMENTS

All replacement windows and glass slider doors must be of the “original construction” type. Original construction means that the trim and/or stucco, chicken wire, and building paper around the existing windows and/or slider doors must be “peeled” back about six (6) inches to permit the frame of the “original construction” type replacements to be attached directly to the exposed studs. The building paper and chicken wire are put back and covered with new stucco that is primed and painted to match the building exterior. Retrofit type windows and doors, called “retros”, are **NOT** permitted. **NOR** are windows or glass slider doors with grids. The framing of most windows and slider doors now is vinyl. The frame colors preferred by the Association when next to exterior stucco is off white or almond, or tan if next to wood trim.

PART II - OWNER PERMIT PROCEDURE

Select a brand of windows/sliders and obtain a descriptive brochure. It is wise to obtain more than one contractor bid as they vary considerably. Select a contractor. Then present your request including the brochure and the name and/or business card of the selected contractor along with this form at a Board of Directors Meeting (2nd Thursday of each month). The contractor’s bid price or cost estimate need not be submitted.

NOTE: It is recommended that contractors be shown this document before submitting a bid or, after contractor has been selected, before installation work has started.

PART III - OWNER

The Vineyards of Saratoga’s Board of Directors gives the owner of Unit _____ permission for the owner selected contractor to install replacement “original construction” windows and/or glass slider doors per the requirements of PART I.

Vineyards of Saratoga

Date