

Cypress Point Lakes HOA Window Standards

Please read the following guidelines to make it easy for you to comply with the standards for changing windows that have been approved by the Cypress Point Lakes HOA Board.

If you are interested in replacing your windows you will need to submit an ACC Request to Modify Unit form along with the bid from your licensed contractor detailing the windows to be installed. The form is found at: <http://www.cplakes.org/pages/documents.php>

Please email the documents to our management company, Community Management Services at tdominguez@communitymanagement.com.

Our management company will forward them to the Architectural Control Committee for review. You must not do any work on your windows until you get the written letter giving you approval to move forward with the project.

Windows:

The window specifications outlined below are the HOA standard windows that are allowed in the complex:

- New construction windows. (Retrofit windows are not allowed).
- Windows must be custom made since our window dimensions are not standard.
- Single or double paned windows are allowed.

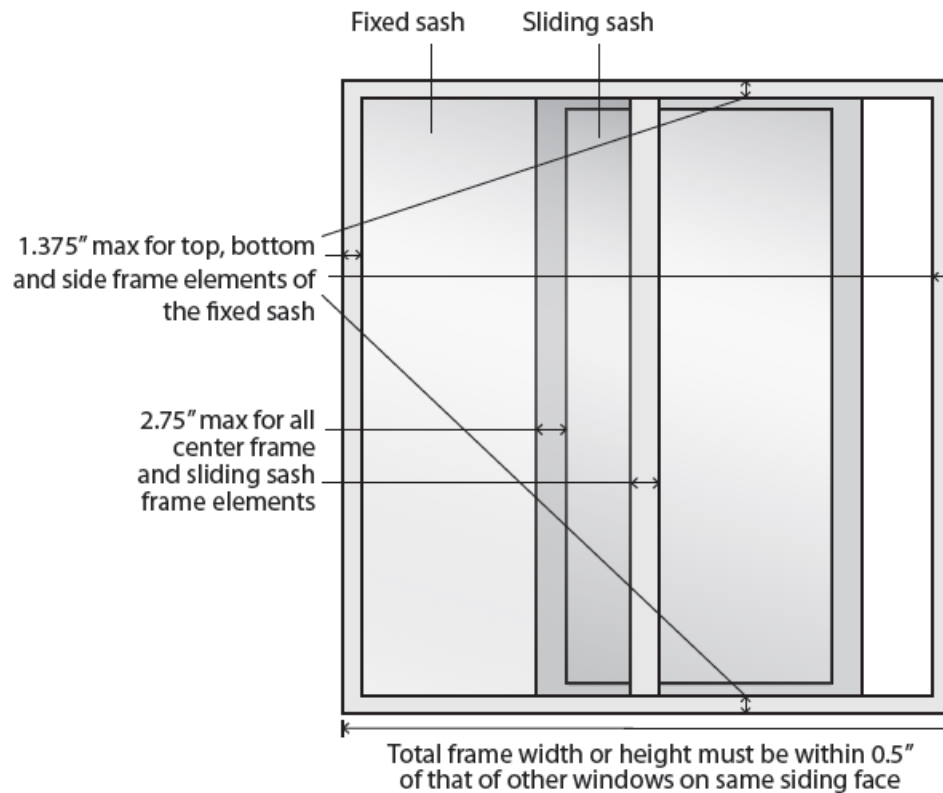
Aluminum, vinyl and fiberglass horizontal slider windows that meet the following dimensions and are in the color silver will be approved. No externally visible window elements may exceed:

- 2.5" in width for top, bottom and side frame elements on the sliding sash (frame to the glass)
- 1.375" in width for top, bottom and side frame elements of the fixed sash (frame to the glass)
- 2.75" in width for all center frame elements.

Outside overall visible height and width of window must be within ½" of that of other windows on comparable siding faces. Wood trim is a standard 1X4 painted to match siding.

Here is a list of windows that meet these specifications:

- Clear anodized, horizontal slider aluminum windows that match existing. Milgard and International make aluminum windows that have been successfully installed in the complex.
- Clear anodized, horizontal slider thermally improved aluminum windows – Milgard makes these.
- Milgard Style Line Series vinyl horizontal slider windows in the silver color only.



Glass Sliding Doors:

- New construction glass patio doors. (Retrofit sliding doors are not allowed).
- Glass Sliding Doors must be custom made since our window dimensions are not standard.
- Single or double paned glass sliding doors are allowed.

The exterior frame must not be greater than 4 inches for all dimensions of the frame.

Here is a list of glass sliding patio doors that meet these specifications:

- Aluminum glass sliding patio doors to match existing. Milgard and International make these.
- Milgard Vinyl Tuscany Series or Trinsic Series in the exterior silver color only

The owner of the unit is responsible for painting the external wood framing/caulking surrounding any new window using the same paint color applied to the outside of the unit. This work must be completed within one week of the new window installation. The management company can provide the exact paint color that you will need.

All new and replacement screens for windows and sliding doors must be aluminum or silver in color.

No skylights or light tubes are allowed to be installed in the units.

We recommend that you read the Window FAQ document to get additional information before deciding if putting in new windows is for you. You'll also find a list of resources for window contractors and a screen replacement company.

You can find it here: http://www.cplakes.com/arch_control.php