

# Broadway Promenade Window & Sliding Door Replacement Guidelines

Adopted February 15, 2018

## Overview

Owners who wish to replace existing windows or sliding doors must first use the following guidelines in order to receive board approval prior to replacement.

Owners must submit and get approval via an Architectural Modification form prior to any work commencing.

Windows and doors must be compliant to all current Federal, State, City building codes and Broadway Promenade governing docs.

## **Per the governing documents:**

### **7. MAINTENANCE, REPAIR AND REPLACEMENT OF UNITS AND LIMITED**

**COMMON ELEMENTS AND COMMON ELEMENTS.** The Association is responsible for the protection, maintenance, repair and replacement of all Shared Components and of Common Elements and association Property (other than as specifically set forth in this Declaration and other than certain of the Limited Common Elements that are required elsewhere herein to be maintained by the Unit Owner) and the cost and expense of all of such protection, maintenance, repair and replacement shall be a Common Expense. All maintenance, repairs and replacements of, in or to any Unit and Limited Common Elements appurtenant thereto, whether structural or nonstructural, ordinary or extraordinary, including, without limitation, maintenance, repair and replacement of screens, windows, the interior side of the entrance door and all other doors within or affording access to a Unit, and the electrical (including wiring), plumbing (including fixtures and connections), heating and air-conditioning equipment serving solely the applicable Unit, fixtures and outlets, appliances, carpets and other floor coverings, all interior surfaces and the entire interior of the Unit lying within the boundaries of the Unit or the Limited Common Elements or other property belonging to the Unit Owner, shall be performed by the Owner of such Unit at the Unit Owner's sole cost and expense, except as otherwise expressly provided to the contrary herein.

Replacement products must be similar in frame color, frame style, glass color and grid patterns for a uniform exterior look to existing windows and doors.

Required prior to approval will be manufacturer's drawings and descriptions of the products. NOAs (Notice of Acceptance) that the products are

certified to be compliant to current codes for a structure that is in a **High Impact Hurricane Zone**.

Prior to approval contractor must supply proof of liability and workmen's comp insurance for all employees who will be on Broadway Promenade property for the project.

Windows can only be replaced with similar single or double hung pre-approved styles.

Doors can only be replaced with similar pre-approved sliding style products.

Frame materials can either be aluminum or vinyl.

The owner(s) assume all responsibilities for the function, safety, maintenance for the replacement products. Owners also assume liability for any damage to the building or for any association financial liability that may occur either during or after installation.

Added at the Board Meeting on 8.16.18:

Window and door glass color option: Grey or Clear. Same or similar to:

Vitro Solarban 60 (2) Starfire + Starfire Glass - Clear

Vitro Solarban 72 (2) Starfire + Starfire Glass - Grey