

**LENOX PLACE AT SUNNYSIDE HOMEOWNERS ASSOCIATION
REPLACEMENT WINDOWS AND SLIDING GLASS DOOR SPECIFICATIONS
(Revised July 2014)**

These specifications cover replacement windows and sliding glass doors in the Lenox Place at Sunnyside (hereafter referred to as Lenox Place) community located in Alexandria, VA. Lenox Place replacement windows types include:

- Double Hung Windows; and
- Fixed Windows (Arch and Rectangular).

When selecting replacement windows and sliding glass doors, residents should consider appearance, durability and energy efficiency, as well as other factors such as cost, lifespan and maintenance.

Definitions

New Construction Window - *New-construction windows typically have a "nailing fin" along the outer frame. This fin provides a surface so that the window can be nailed in from the outside of the home before the application of flashing, siding or brick and stone veneers.*

Replacement Window - *A replacement window is a window that is installed in an existing window opening as replacement of the existing window. Most replacement windows are manufactured without this fin so that they can be installed with minimal disruption to the existing trim, siding, sheetrock or exterior veneer.*

Specifications

ALL replacement windows and sliding glass doors installed in Lenox Place must meet the following ARC zone guidelines and general requirements:

- Size
- Function/ Operation
- Number of Window Panes, Low E Insulated
- Uniform Color, Grid/Mullion Pattern, Screen or Storm Window Usage

All replacement windows and sliding glass doors must meet the materials requirements as stipulated in the ARC guidelines. For ALL zones, replacement windows may be constructed of the following materials:

- Wood
- Vinyl
- Vinyl Clad-wood
- Fiberglass
- Composite Materials

ALL windows and sliding glass doors must maintain a uniform and consistent appearance on sides of the townhome with respect to exterior color, window grids/mullions and screen usage. When replacing windows and sliding glass doors, the following guidelines must be adhered to:

- All replacement windows and sliding glass doors shall be at a minimum, double paned, low E insulated, and shall match the operation of the previous window or sliding door.
- The exterior color of windows and sliding glass doors in Zones 1 and 2, must either match the approved townhome colors by zone, or they may be white. In ALL instances the exterior color of

the window sashes and trim must be a uniform color and remain consistent with the following guidelines:

- The exterior color of ALL windows and sliding glass doors on ALL sides of end-unit townhomes – front, side and back – must be the same color, either the approved townhouse paint color or white.
- The exterior color of ALL windows and sliding glass doors on any one side of internal-unit townhomes – front or back – must be the same color, either the approved townhome paint color or white.
- ALL windows and sliding glass doors in Zones 3-5 must be white – per original design specification.
- Window and sliding glass door grids/mullions are optional and may be installed, or left out, at the discretion of the resident. However the use (or non-use) of mullions must be consistent at all windows and sliding glass doors per side of the townhome and they must be white.
- Window and sliding glass door insect screens and storm windows are optional and may be installed, or left out, at the discretion of the resident. However the use (or non-use) of screens and storm windows must be consistent at all windows and sliding doors per side of the townhome. The screen and storm window frames must match the color of the windows and sliding doors.

Window Manufacturers

There are a number of reputable manufacturers and installers of wood, vinyl, fiberglass, and composite windows and sliding glass doors. Lenox Place does not keep a list of preferred manufacturers and installers.

Exterior Project Form (Formally, Variance Requests)

Per the Association’s bylaws, the Architectural Review Committee (“ARC”) reviews all complete Exterior Project Forms (EPF). EPFs for window and sliding door replacement must contain all pertinent information related to the specifications above. Because of the importance to the community of the exterior appearance of our townhomes, the ARC will carefully review all EPFs and may request additional information, as necessary. Incomplete EPFs will be deemed invalid and procedurally denied.

For EPFs involving replacement windows, the ARC requires that the homeowner include the following information:

- Physical Sample submission with desired color
- The number and location of the windows and sliding doors being replaced
- Total number of windows (total or per side)
- The proposed trim/window sash color (approved townhome color or white)
- Whether the windows will have grids/mullions and/or screens or storm windows
- Manufacturer specification sheets, brochures, web links and/or other product information.