

Brittany Landing Harbor
Architectural Guidelines for Windows
(Rev. 10/2009)

Windows and Patio Door Replacement: As required by the association rules, all requests for window/patio door replacements must be submitted through established architectural committee channels prior to replacement of windows/patio doors. The application must be sufficiently detailed and must include two copies of product brochures and/or spec sheets that are clearly marked to identify the specific product, including color, that the homeowner proposes to install.

For the purpose of these guidelines the definition of window/patio door frame is: All of the parts of the window/patio door that in the original Brittany Landing Harbor windows/patio doors are bronze anodized aluminum (including the bronze grids present in some of the windows). This includes the actual window and patio door finish frames (consisting of head and side jambs and sill), sashes and grids. Patio doors include doors to patio, backyards and balconies.

All requirements in the Community architectural Rules and Standards and the more specific Brittany Landing Harbor Homeowners Association Architectural and Landscape Guideline regarding windows and doors must be met.

Alternative materials, such as wood, wood clad in aluminum or vinyl or fiberglass, as replacements for the anodized aluminum frames will be considered on a case-by-case basis.

The exterior color of the window and patio door frames must match the original bronze color of the developer-installed windows, patio doors (except for installation of bare wood framed windows/patio doors) must be installed with factory-applied bronze color. Painting following installation is not permitted.

Bare wood framed windows/patio doors must be painted to match the original bronze color. A paint color sample is to be submitted for approval prior to installation.

All exterior components of the windows and patio doors that were bronze colored in the original windows and doors (i.e., frames, sashes and grids) must be bronze colored in replacement windows and doors.

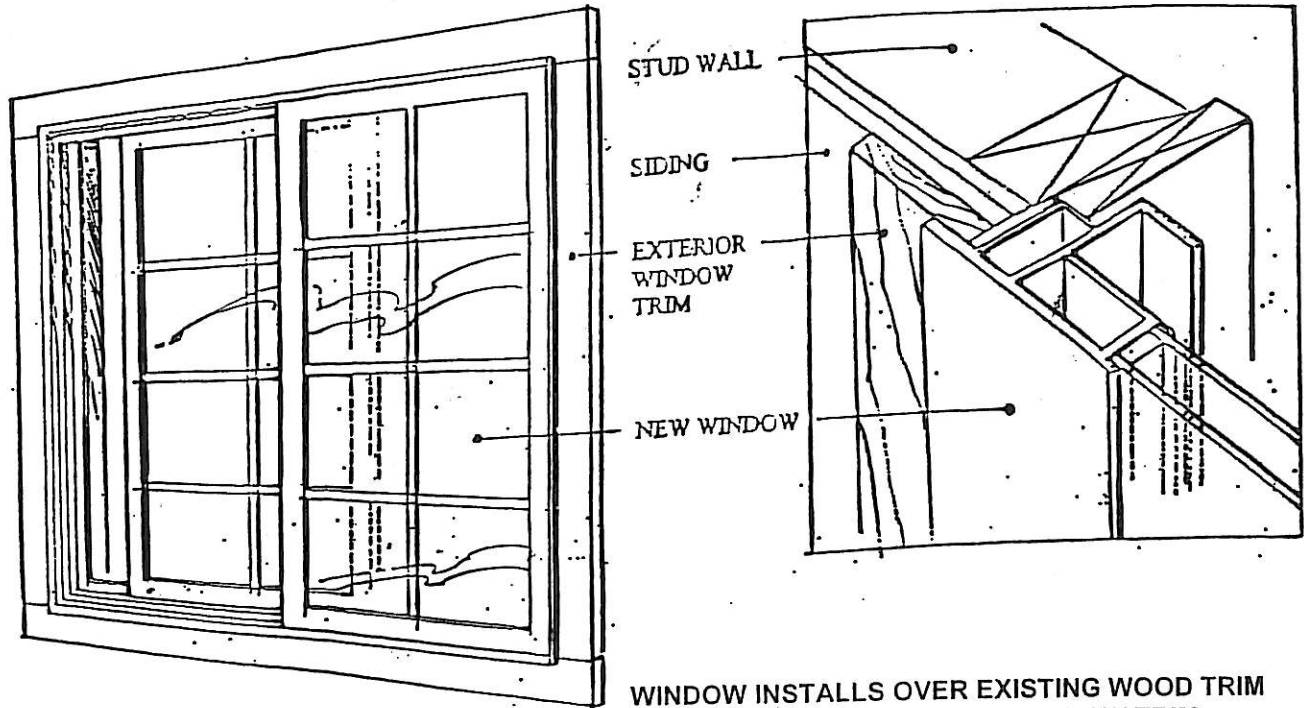
Grids are optional. Only grids in the original developer style/pattern are permitted, if windows are to have grids.

Homeowners retain complete maintenance replacement responsibility for the windows and patio doors.

Please note that failure to comply with these requirements may result in penalties up to and including the removal of the installation at the homeowner's expense.

EXHIBIT "C"
WINDOW REPLACEMENT INSTALLATION

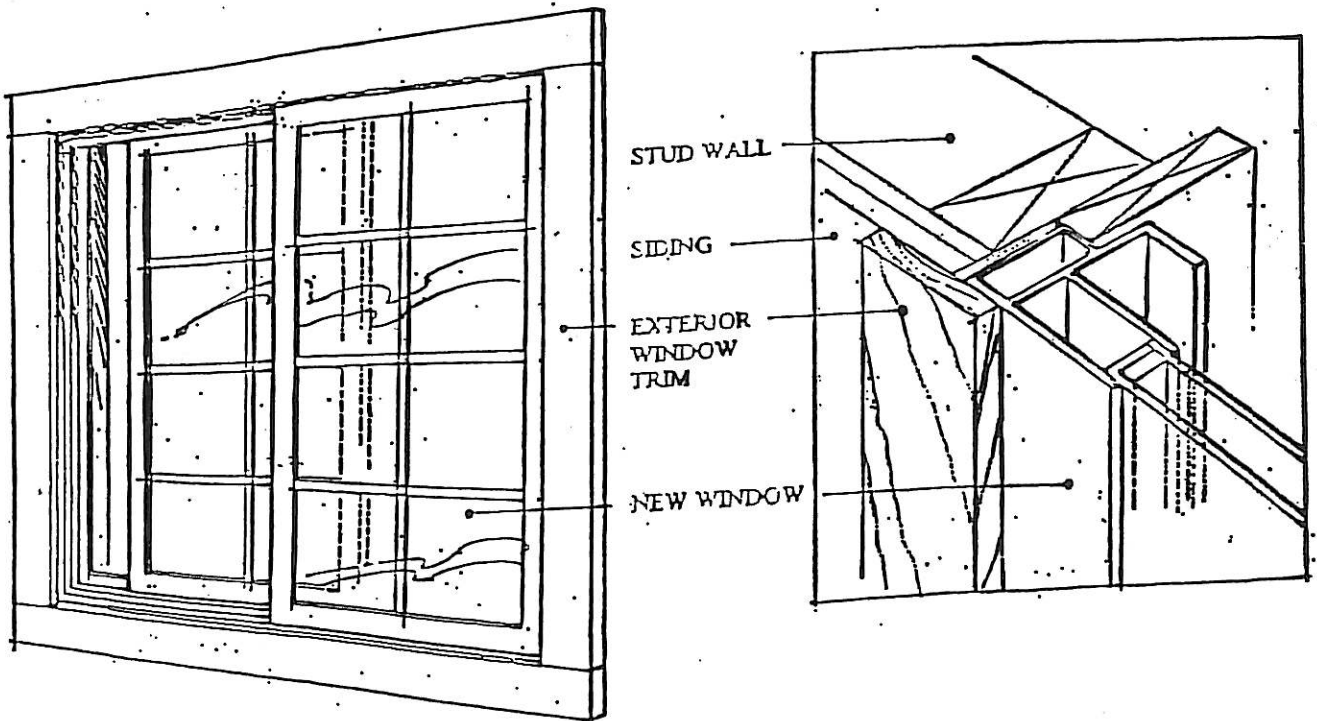
IMPROPER WINDOW REPLACEMENT INSTALLATION DETAILS



UNACCEPTABLE INSTALLATION

WINDOW INSTALLS OVER EXISTING WOOD TRIM
WINDOW EXTENDS BEYOND WINDOW TRIM

PROPER WINDOW REPLACEMENT INSTALLATION DETAILS



ACCEPTABLE INSTALLATION

WINDOW RECESSED FROM WOOD TRIM
WINDOW FLUSH WITH WOOD TRIM