

WOODBIDGE BAY ESTATES HOMEOWNERS ASSOCIATION

ARCHITECTURAL RULE – WINDOWS (JULY 2007)

WOODBIDGE ARCHITECTURAL & LANDSCAPE STANDARDS, Section 1- Rules and Standards, Windows (Full text remains the same, page 13):

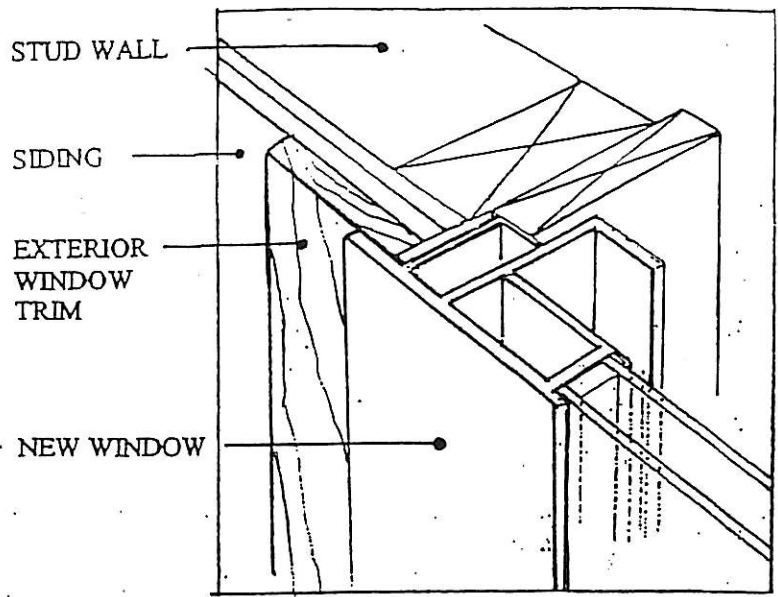
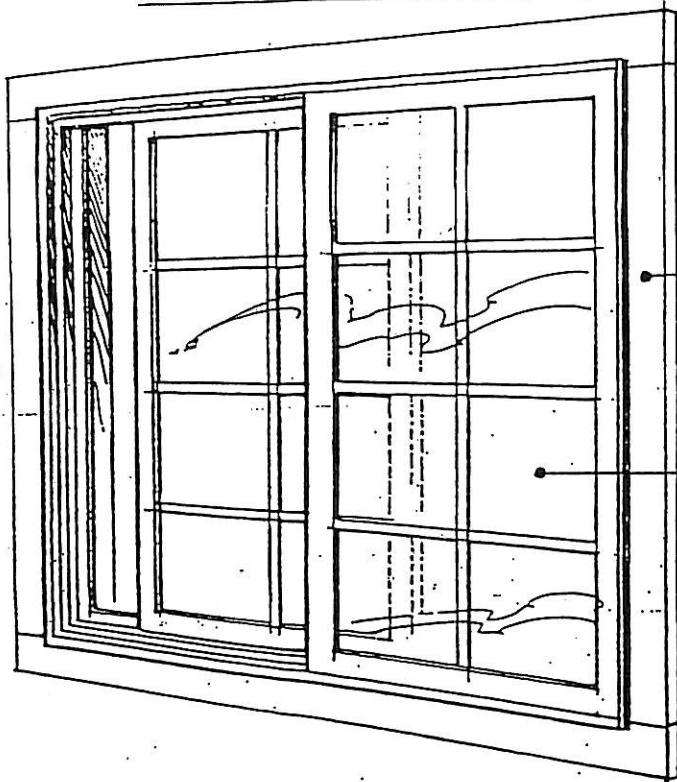
Windows: Proposed changes will be considered, but homeowners are urged to maintain the original developer-installed design, color and materials used in the Woodbridge Association. Window additions or replacements and dormer additions must match or be compatible with the existing installation. Replacement hardware and screens are required to match the existing Developer-installed hardware. Neighbor privacy shall be considered when reviewing window applications. Window grills or bars are not permitted. See Section 8 – Window Installation for specifications.

WOODBIDGE ARCHITECTURAL & LANDSCAPE STANDARDS, July 2007 **SECTION 8 – WINDOW INSTALLATION (replaces page 26)**

Window upgrading (replacement of aluminum framed single pane windows with double paned glass, framed with vinyl, fiberglass, or other materials) is encouraged. In their application for window replacement, Woodbridge homeowners must comply with the following requirements:

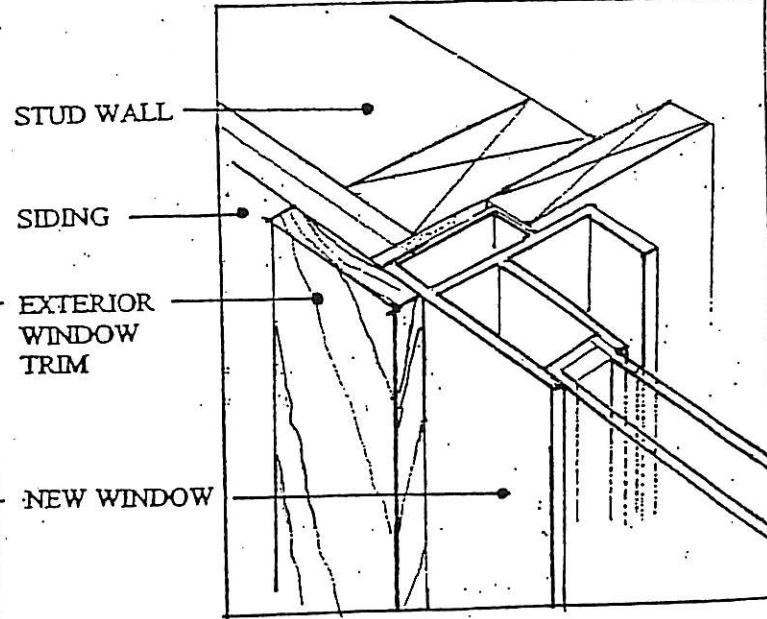
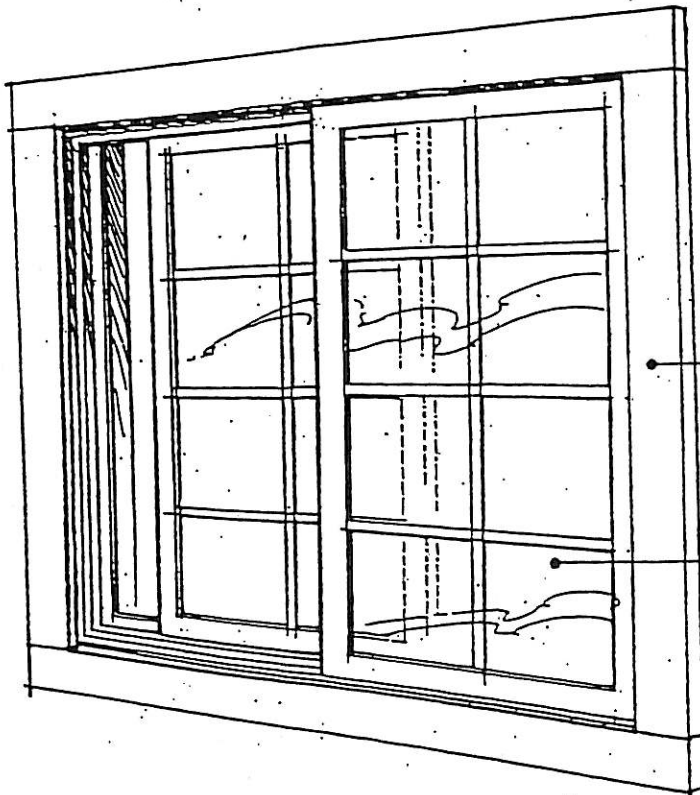
1. In general, the replacement windows must be in the same location, the same size, and same type of operation as the original developer installed windows. Exceptions will be considered on a case by case basis.
2. In addition to aluminum, alternative replacement frame materials such as good quality vinyl, fiberglass, or other material, will be considered on a case by case basis.
3. As alternatives to the original frame color, replacement frames in white or light tan may be approved if appropriate to the home's architectural details and exterior colors.
4. As a condition of approval, to create a consistent appearance with the new window's design and materials, all windows that face the street must have the same look, all either with grids or all without grids. Preferably all of the dwelling's windows should be replaced. At a minimum, all windows on any elevation shall have the same appearance.
5. Grids are encouraged.
6. Reflective-type window film is not permitted. Low E glass is permitted with approval of the committee.
7. Casement windows or other unusual windows are not permitted on the front side of a home.
8. Window grills or bars are not permitted.
9. Neighbor privacy will be considered in any application for a new or relocated window.
10. Windows are to be installed flush or recessed within the existing window trim. (Refer to attached Exhibit – *Proper Window Replacement Installation Details*)
11. All applications for window replacement must include the following:
 - a. The location of the windows on the home which are to be replaced and type of operation for each location. Include a diagram of the home if possible.
 - b. A sample of the color proposed.
 - c. Legible Manufacturer specifications of window(s) to be used, showing design, dimensions, materials, and including photographs showing the finished appearance of the window(s).

See Section 8 Window Installation illustrations.



UNACCEPTABLE INSTALLATION

WINDOW INSTALLS OVER EXISTING WOOD TRIM
WINDOW EXTENDS BEYOND WINDOW TRIM



ACCEPTABLE INSTALLATION

WINDOW RECESSED FROM WOOD TRIM
WINDOW FLUSH WITH WOOD TRIM

PROPER WINDOW REPLACEMENT INSTALLATION DETAILS