

# **Stony Hill Village Condominium Association, Inc.**

P. O. Box 275 □ Georgetown, CT 06829 □ (203) 938-3172

## **Replacement of Windows and Sliders**

**2014**

### **Overview:**

Many of the windows and sliding doors at Stony Hill Village are in poor condition and in need of replacement. The metal framing has faded, parts are malfunctioning, seals have broken, and they are not energy efficient.

The Board of Directors researched all types and models of windows and sliding doors with several vendors. We examined the quality, appearance, ease of operation, ease of cleaning, locking mechanism, and energy efficient rating, etc.

Alside windows and sliders exceed the stringent ENERGY STAR requirements, providing triple-pane, double-strength energy-saving performance in a dual-pane Low-E glass unit. They are also backed by a lifetime limited warranty protection and made in America.

### **Window/Sliding Door Replacement Specifications:**

All replacement windows and sliding doors must meet the specifications below. No other type of window or sliding door is permitted after February 18<sup>th</sup>, 2014. Any window or sliding door that is replaced with anything other than the Board approved manufacturer, style, window grid and color will have to be removed at the unit owner's expense with the approved specifications as outlined below.

#### **Windows:**

Manufacturer:	Alside
Style:	Mezzo
Grids:	Units 1-82 do not have window grids. Units 83-162 <b>must</b> have window grids.
Window Color:	Architectural Bronze
Outside Trim:	American Terra

#### **Sliding Doors:**

Manufacturer:	Alside
Style:	6100
Grids:	No grids
Door Color:	Architectural Bronze
Outside Trim:	American Terra

If your windows and sliding doors are in disrepair and unsightly, we urge you to replace them now. The new windows and sliding doors will provide you with significant cost savings in electric bills due to their energy efficiency.

**Contractors that can supply and install the windows and sliders:**

Highland Window Company: (860) 233-7100

East Shore Glass: (203) 468-0964

LA Barnaby & Sons: (203) 334-5521

*Contractors are provided solely as a convenience and are not an endorsement or recommendation by the Association.*

Remember that the cost and maintenance of windows and sliding doors are the responsibility of the individual unit owner. It is the responsibility of the unit owner to schedule and pay the vendor directly. The Association is not responsible for any disputes, damages, or negligence with regard to the contractor's product or installation.

**Installation:**

Windows and sliding doors must be installed by a licensed and insured contractor. A Certificate of Insurance must be forwarded to the Managing Agent prior to installation.

**Fines:**

The Board of Directors shall have the right to levy fines for violations of these regulations of \$25.00 per violation. Each day that a violation continues after notice shall be considered a separate violation. Any fine so levied is to be considered a common expense to be levied against the particular unit owner involved and collection may be enforced by the Board of Directors in the same manner as they are entitled to enforce collection of the common expense.

If any provision is ruled invalid, the remainder of these rules shall remain in full force and effect.

*Any owner desiring to install replacement windows and sliding doors must complete this notification form and submit it to the Association.*

Unit #: \_\_\_\_\_

Names: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone #: \_\_\_\_\_

I have read the Installation of Windows and Sliding Doors resolution for Stony Hill Village and will comply with all of the Association's rules for installing, maintaining, and using the windows and sliding doors. I will assume liability for any damage to Association and other unit's property that occurs due to window and sliding door installation, maintenance and use. I have attached a **Certificate of Insurance** listing the Association as a named insured.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_