

Bay Club at Frisco Window & Door Replacement Policy

Amended: August 2026

Overview

In accordance with the Association Governing Documents, unit windows and doors are the exclusive maintenance and replacement responsibility of individual unit owners.

Owners are not required to update their windows immediately; replacements are completely at the owner's sole cost and should be scheduled when it makes financial or structural sense for them.

Furthermore, **there is no requirement to replace all unit windows simultaneously.**

Owners have full flexibility to replace their windows incrementally over time—whether that means changing all windows at once, tackling a few rooms, or replacing just a single window setup as needed.

However, any owner wishing to replace an individual window or door **MUST receive Association approval via the Bay Club Architectural Control Committee (ACC) Form PRIOR to installation** to guarantee strict compliance with community standards and aesthetic value safety nets. Any newly installed window must adhere to the structural, material, and layout standards defined within this policy. There is no option to replace old frames with historical layouts where a new configuration has been officially mandated.

Note regarding Door Replacements: The Board has not published an official door replacement policy to date. If you are planning to replace your door please submit details to the board via the ACC request form on the website for review.

Why the updated policy?

The August 2026 amendments to the replacement standards have been established by the Board of Directors to transition from aging, historic configurations to modern configurations. These updates balance architectural best practices with community-wide visual guidelines recommended by window engineers from Pella and Gravina.

The transition to the updated window styles addresses several essential factors:

- **Structural Integrity:** The historic multi-panel layouts and separate horizontal transoms were prone to structural sagging and mechanical failures over time. Moving toward solid un-mulled frame setups, continuous full-height living room windows, and reinforced frame engineering significantly improves structural durability.
- **Cost Efficiency & Sizing:** Consolidating multi-panel configurations into streamlined styles lowers overall glass manufacturing costs, ensuring that modern window upgrades remain highly affordable for individual owners.
- **Airflow & Scenic Views:** Converting living room focal points into sweeping center picture frames dramatically maximizes the views of the scenic Frisco basin. Similarly, re-engineering the bedroom slider partitions introduces active dual-ventilation to greatly enhance continuous natural airflow.

*Board Note on Community Transition:

Because individual window replacements are optional and completed at the owner's discretion over time, **the community-wide transition process will likely take a number of years to complete.** During this extended rollout phase, the board acknowledges that **visible exterior inconsistencies will exist between different units** across the buildings. This temporary visual variance is accepted as a necessary byproduct of a flexible, owner-funded upgrade schedule that prioritizes individual financial choice over forced compliance.

Structural & Aesthetic Requirements

- **Color and Materials:** All exterior window frames, sashes, and trim must be finished in solid white to match the existing window structures in the community.
- **Sizing:** New windows must be custom-made for the existing structural opening so that there is no need to trim or alter the window opening.
- **Standardization:** All windows when replaced must conform to this policy. There is no option to replace with existing design in places where a new design has been mandated.
- **Mounting:** Windows must be securely mounted directly to the structure of the building rather than the substrate.
- **Window Operation:** Existing non-operable (fixed) windows must remain fixed unless a change to an operational style is explicitly mandated in the next section: Design Changes.

Window Design Changes

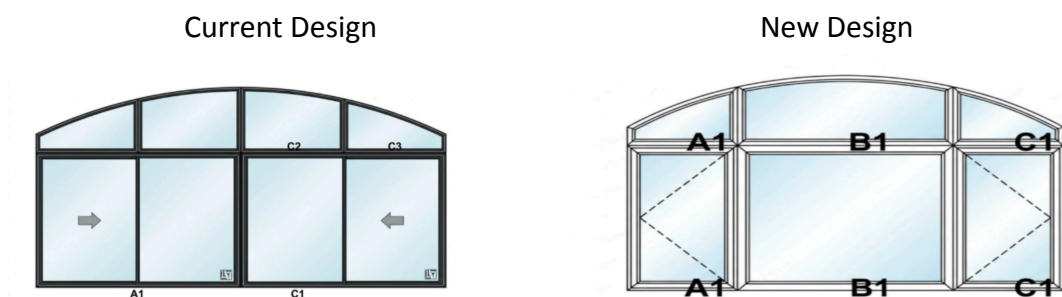
- 1) **Living Room windows facing basin (all units):** All living room windows facing basin will move to casement opening (vs. Sliders) and **must** transition from the historic 4-panel design to the updated **3-panel (3-lite) configuration** (as illustrated in the schematics below). This requires removing the center vertical grid line to create a single, large center picture window, while the two flanking side windows remain their original size but switch from slider opening to casement opening.

For the **two bedroom units**, the arch above the window panels will match the lower windows 3-lite configuration (25%, 50%, 25% configuration).

Additionally, for the **three bedroom units** in Buildings 112 and 114 the historical horizontal transom window configuration **must be removed** at the time of window replacement (Building 110 does not have transoms). Owners must install a continuous, full-height window frame in place of the old transom and standard window combination to create a single, seamless design.

All future replacements of the primary living room window and the two bedroom unit eyebrow window must conform to the new design. This uniform switch ensures visual consistency across the community over time.

Living Room Window Configuration Design Changes (2 Bed Units) (images not to scale)



Living Room Configuration Design Changes (3 Bed Units) (images not to scale)

Current Design (bldg 112, 114)

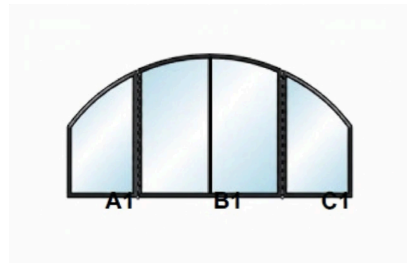
New Design (all 3 bed units)



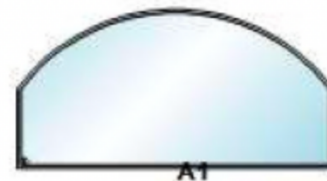
- 2) **Living Room Eyebrow Window** (basin side) and **Loft Bedroom Eyebrow Window** (garage side) - **(3 bedroom units)**: These two eyebrow windows designs move from their existing multi-panel design to a single pane of glass.

Living Room Eyebrow Window (3 bedroom units) (images not to scale)

Current Design



New Design



Loft Bedroom Eyebrow Window Bedroom Configuration Design Changes (images not to scale)

Current Design



New Design

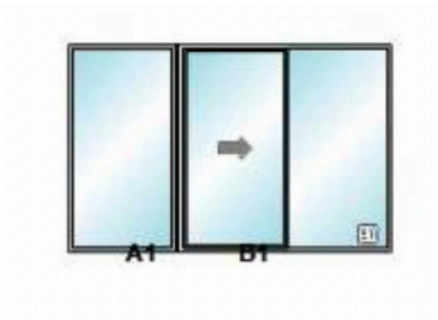


- 3) **Bedroom Windows and 3-Panel Windows with Transoms (All Units)**: All standard 3-panel windows will remain sliders but must transition from a historic center-slider to a dual-slider configuration (operable sliding panels on both flanking ends, with a fixed center panel). The panel proportions will remain evenly split at a **33%, 33%, 33% configuration** to optimize balanced airflow. **Mandatory Transom Alignment**: For any bedroom or 3-panel slider windows featuring a rectangular transom window above, the transom **MUST strictly match the panel configuration of the window below**. The transom must feature matching vertical

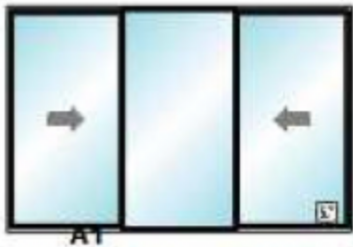
grid lines that align seamlessly with the lower window's vertical frame lines (maintaining the **33%, 33%, 33% grid split**). Rectangular transoms are **not** permitted to be replaced with a single pane of glass.

Bedroom and any 3 slider window Design Changes (all units) (images not to scale)

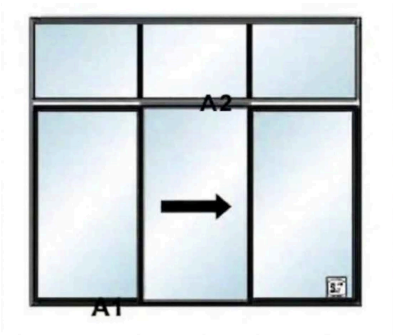
Current Design (no transom)



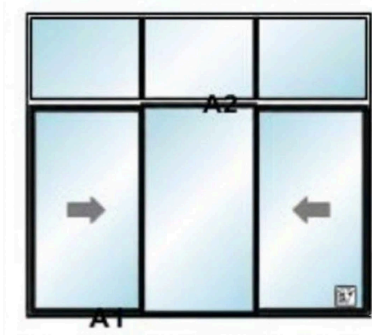
New Design (no transom)



Current Design (with Transom)



New Design (with Transom)



- 4) **All Other Windows (all units):** Any windows not specifically called out above will maintain their current design standards.

Summary of Design Changes

Here is a summary of the window specifications detailing how each area must be treated under the updated community rules:

Window Location	Allowed Configuration	Aesthetic & Operational Mandate	Transom Rule
-----------------	-----------------------	---------------------------------	--------------

3-Bed Living Room (<i>All Units</i>)	3-Panel (3-Lite) Casement	Center picture window is fixed with functional casement openings on the flanking side panels. Historic 4-panel sliding windows move to 3-Panel Design (25% / 50% / 25%).	Transom is completely removed to form a seamless, continuous full-height frame (<i>Buildings 112 & 114 only</i>).
2-Bed Living Room (<i>All Units</i>)	3-Panel (3-Lite) Casement	Center picture window is fixed with functional casement openings on the flanking side panels. Historic 4-panel sliding windows move to 3-Panel Design (25% / 50% / 25%).	Arch/eyebrow transom must match the lower window's 3-lite structural vertical alignment layout.
Living Room Eyebrow & Loft Bedroom Eyebrows (<i>3-Bed Only</i>)	Single-Pane Fixed	Complete removal of old internal structural grid lines to transition into a seamless single sheet of glass .	<i>Eyebrows transition to</i> one solid, open pane .
All Bedrooms plus End Unit Slider window (<i>All Units</i>)	3-Panel Dual-Slider + Transom panels to match 3-panel (where applicable)	Center slider shifts to a dual-slider setup where both flanking ends open for airflow while the center pane remains static. Panel splits remain at 33% / 33% / 33% .	Rectangular Transoms MUST feature matching vertical lines to perfectly carry the 33%/33%/33% grid look from the window below up into the transom glass.
Other Windows	Existing Design Only	All windows not explicitly mentioned will keep their current design (operable vs. not), Opening location, etc.	All windows not explicitly mentioned will keep their current design (operable vs. not), Opening location, etc.

Environmental, Code, & Accessory Specifications

- **Sun Protection / Film:** All windows must adhere to current Summit County and Town of Frisco building code specifications, which require alpine Low-E glass. Because Low-E glass features built-in UV protection, aftermarket tinting or film is not recommended.

- **Thermal Retention:** Unit windows can be either two-pane (double-pane) or three-pane (triple-pane) for energy efficiency.
- **Screens:** Screens must be incorporated and must match the color and specifications of the community's existing screens.
- **Workmanship:** All construction and installation must be completed in a professional, workmanlike manner.

Mandatory Pre-Construction Steps for Owners

Prior to the commencement of any construction or installation, the Owner must complete the following steps:

1. **Submit ACC Form:** Submit an Architectural Control Committee (ACC) request form via the website to the Board of Directors detailing the manufacturer, materials, frame specifications, and selected installer.
2. **Secure Permits:** Pull all necessary building permits through the Town of Frisco.
3. **Post Lien Notice:** Post the unit with a legal notice stating that no mechanics lien will attach to the interest of the HOA or any other unit in the event the Owner fails to pay for the work.
4. **Provide Contractor Insurance:** Provide the Board with a current copy of the installer's insurance documents for the protection of both the Owner and the HOA.
5. **Provide 7-Day Board Notice:** Give the Board at least seven (7) days' prior written notice of the installation start date. A Board member or representative reserves the right to be present during installation.

Post-Construction Inspection & Liability Disclaimer

- **Inspection:** The Board or its designated representative shall be allowed to inspect the window installation after completion. Any deviation from these approved specifications must be immediately corrected at the Owner's sole expense.
- **HOA Liability Exclusion:** The Bay Club at Frisco Association, the Board of Directors, and Summit Resort Group Property Management are **NOT** responsible for the installation, product quality, or warranty issues. The installation contract is strictly between the unit owner and their chosen window manufacturer/installer. Neither the Association, the Board, nor Management will become involved in or assume liability for installation issues, product failure, or subsequent damages to the unit or common elements.

If you wish to install new windows or doors, please submit an ACC request form from the website to the Bay Club at Frisco Board of Directors to include information such as manufacturer, material, exterior frame color and installer. Please remember that permits must be pulled.

Please note that the Bay Club at Frisco Association, Board of Directors, and Summit Resort Group Property Management are NOT responsible for the install, nor product, nor warranty issues; the contract is between you as the unit owner and your window installer/manufacturer. Neither the Association nor the Board of Directors nor Summit Resort Group Property Management will become involved nor assume responsibility for any issues associated with the new windows/doors, the installation, nor damages to your unit.