

CROSS CREEK HOME OWNERS ASSOCIATION  
Unit Windows Policy  
June 2025

The Cross Creek HOA Policy on Unit Windows is established this \_\_26th\_\_ day of June 2025 in accordance with the Cross Creek HOA Governing Documents and is as follows:

1. Unit windows are the responsibility of the Unit Owner. Unit Owners are responsible for upkeep, maintenance, repair and replacement of individual Unit windows and doors which serve their Unit.
2. Owners wishing to replace their Unit windows must submit a request to the Cross Creek HOA for approval prior to installation. The following must be included in the replacement request submission:
  - number of windows to be replaced
  - location of windows to be replaced
  - spec sheet on windows showing the “style” of the window
  - a “hard” color chip sample to ensure the exterior frame color is consistent with the current frame colors
3. The HOA desires to maintain uniformity of the exterior appearance of the complex. In order to maintain exterior appearance uniformity, replacement windows must be of the same “style” as the existing window and the exterior frame color for all replacement windows must match the existing exterior frame color.
4. A Permit is Required for Window replacement. All required permits must be pulled from the Town of Frisco / Summit County and a licensed and insured contractor must be used. All new windows must be compliant current building code.
5. All construction debris and old windows must be disposed of off site (please do not place in the Cross Creek dumpster) and the Owner is responsible for all siding and trim repairs and post install painting. Prior to disposal, we ask that the old window hardware is saved and given to property management; the old window hardware will be stored on site for other owners to use for repair.

This Policy of the Cross Creek HOA is adopted this \_\_26th\_\_ day of June 2025 by the Cross Creek HOA.

---