

One of the most common requests for Architecture Review Committee is the replacement of windows for the units of the Lagoon townhomes.

In an effort to expedite approval, this document points out the most important features that are considered by the committee.

All windows in the structure must match the original design. With regards to this, the windows must be of the same size and design. For example, a side to side slider window cannot be replaced with an up/down window. The window must also have the same amount of segments that the original window had. As an example, a 3 segment window cannot be replaced with a single or double segment window. The other item that is considered is that the window frame must match the color of the structures paint or be the same color as the garage doors.

The image below shows an example of 2 and 3 segment slider windows. Note that some windows match the color of the building, while others match the color of the garage door.



The next image shows the up/down style window as well as some single segment windows near the top of the building.



The same holds true for sliding glass doors on the units. These must also match the color of the building or the garage doors.

Any replacement of the small windows for the sides of the brick buildings must also match the color of the painted wooden shingles or the darker color of the garage door. They must also match the design of the original windows as stated earlier – number of segments, sliding side to side. Any circular window replacement must have the darker color of the garage door, as these windows are surrounded by bricks that are not painted.

For the buildings in the rear of the complex, the windows must match the original design as stated above and must have frames which match the color of the garage doors or the color of the building.



Building 701 and 703 vary from the other buildings in the facility in that their color scheme is slightly different. For windows in these buildings, the window frames must match the darker color trim of the building.

Local Vendors –

While not endorsing any particular vendor, some residents have had good results with some local vendors.

Gregory Window & Door, 1790 Airport Road, Breckenridge, 970-453-6428, www.gregorydw.com, has done work at Lagoon before and is familiar with the rules and requirements.

Lowes, 201 Buffalo Mountain Dr, Silverthorne, 970-968-4000, www.lowes.com, has a wide selection of window manufacturers and has contractors that provide the installations services.

Manufacturers –

Anderson windows, Milgard, Jeld-Wen, Pella, and Champion are all window manufacturers that can provide windows for installation.

Interior color and finish –

There are no restrictions on interior colors or finishes as the ARC is only concerned with the external appearance of the windows.