

## **Ponds at Blue River Window and Exterior Door Replacement Policy**

8/12/2023

In accordance with the Association Governing Documents, unit windows and doors are the maintenance and replacement responsibility of the unit owner; in addition, **owners wishing to replace their unit windows and doors MUST receive Association approval through the Board of Directors PRIOR to installing new windows or doors** (this is to maintain a consistent and standard exterior appearance at the complex and maintain property values).

Through investigation, the Board of Directors has established products pre-qualified for window/door replacement at the Ponds at Blue River. The approved options are:

- Anderson color Sandstone to match existing trim
- Milgard color Clay with ¾ inch flat exterior trim option
- Pella with Fossil Color – Call Mike at 970-406-1775
- Marvin Windows color Pebble Gray or Cashmere
- Larson Doors color Sandstone

Any such installation shall:

- Contain grills in the upper picture windows in the living room and dining that match the existing grills.
- Incorporate sliding windows in the lower windows upstairs and down that match the existing windows. Also, non-operable and other windows shall match the existing windows.
- Incorporate windows with the same color as the existing windows, if not using a pre-qualified window color.
- Incorporate the new windows that are custom made for the opening so that there is no need to trim the window into the opening.
- Provide for the windows to be mounted to the structure of the building rather than the substrate to which the existing windows are attached.
- Safety and solar control film may be lightly tinted with neutral color only, with 35% visible light transmittance or higher.
- Incorporate screens that are the same in color and specification as the existing screens.
- Be constructed in a workmanlike manner.

Prior to commencement of construction, the Owner must:

- Post the unit with a notice 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 such work done.
- The Owner shall give the Board at least 7 days' prior notice of the commencement date of any such installation and a Board member or a representative of the Board may be present during such installation. The Board or a representative of the Board shall be allowed to inspect the installation after completion and any deviation from these specifications shall be immediately corrected by the Owner.
- The Owner will provide a copy of the installer's insurance documents for the Owner and HOA protection.

If you wish to install new windows or doors, please submit request to the Ponds at Blue River 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 Ponds at Blue River 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.\*

For Association records and to fulfill your requirement to receive Association permission to replace your windows, please fill out the information below and return to:

*Summit Resort Group*

*Attention: Deb Borel*

*Po Box 2590*

*via email: dborel@srgsummit.com*

*Dillon CO, 80435*

*via fax: 970-468-2556*

Physical Address \_\_\_\_\_ Owner Name \_\_\_\_\_

Email \_\_\_\_\_ Phone Number \_\_\_\_\_

Window Manufacturer \_\_\_\_\_ Window Make/Model \_\_\_\_\_

Window Material \_\_\_\_\_ Exterior Frame Color \_\_\_\_\_

Exterior Trim Style \_\_\_\_\_

Installer \_\_\_\_\_ Start Date \_\_\_\_\_ Complete Date \_\_\_\_\_

I, \_\_\_\_\_ agree that neither the Ponds at Blue River HOA, nor Board of Directors, nor Summit Resort Group Property Management are responsible for the window/door product, nor installation, nor damage to my unit. I further understand that I am responsible for any damage to common area and building resulting from the installation and am responsible for restoring the exterior of the building to pre-install condition and appearance.

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Owner Signatures