

Tarn Landing Window and Sliding Glass Door
Replacement Policy

November, 2016

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 replacement at Tarn Landing; they are ThermaStar by Pella 10 Series color Almond to match existing exterior trim. Any such installation shall:

- Incorporate windows with the same color as the existing windows, if not using a pre-qualified window and 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.
- Windows shall not be tinted.
- Incorporate screens that are the same in color and specification as the existing screens.
- Be constructed in a good and workmanlike manner.

Prior to commencement of construction, the Owner must:

- 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 or at any time 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.

If you wish to install new windows or doors, please submit request to the Tarn Landing 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 Tarn Landing Association HOA, 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. The Association nor 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 install nor damage 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
PO Box 2590
Dillon, CO 80435

via fax: 970-468-2556
Via email: DBorel@srgsummit.com (preferred)

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 Tarn Landing HOA nor Board of Directors, nor Summit Resort Group Property Management are responsible for the window/ door product, nor install nor damage to my unit. I further understand that I am responsible for any damage to common area and building resulting from the install and am responsible for restoring the exterior of the building to pre install condition.

Owner Signature