

FAIR WOODS HOMEOWNERS ASSOCIATION

POLICY RESOLUTION NO. 2013- 02

(Rules Regarding Replacement of Windows)

WHEREAS, Article III, Section 3(b)(1) of the Fair Woods Declaration of Covenants and Restrictions ("Declaration") provides that the Association's Board of Trustees ("Board") shall have all powers for the conduct of the affairs of the Association which are enabled by law or the Governing Documents which are not otherwise reserved to the Members;

WHEREAS, Article III, Section 3(c)(2) of the Declaration empowers the Board to review, modify and approve architectural standards adopted by the Architectural Review Board ("ARB"); and

WHEREAS, Article VI, Section 1(c) of the Declaration provides that no improvements, alterations, repairs, change of paint colors or other work which alters the exterior of a Lot or its improvements shall be made or done without the prior approval of the ARB; and

WHEREAS, the Architectural Review Board has approved certain standards and regulations regarding the replacement of windows on individual Lots, and the Board of Trustees has voted to approve those standards and regulations and incorporate the same into the Association's Architectural Standards and Guidelines.

NOW, THEREFORE, the Board of Trustees hereby approves and adopts the following standards and regulations regarding the replacement of windows on individual Lots within the Association, which shall be included within the Association's Architectural Standards and Guidelines and shall supersede any current standards and regulations of record on the same subject matter.

1. Members may replace their existing windows with white windows, beige windows, brown windows, or windows of the original color if different from the listed colors.

2. **All window replacements must receive ARB approval and are subject to the guidelines specified herein.**

3. Window replacements will only be approved when the overall appearance of the house is not changed and the replacements are in keeping with the intent of the builder and the Fair Woods neighborhood.

4. Given the wide range of window manufacturers, styles, and contractors, there can be significant differences in how the windows will look once they are installed. Fair Woods also has numerous styles of homes and builders, and therefore windows, which

also affects the overall appearance. To address this issue, the ARB has identified the original/existing window colors for the different areas within the community and will approve window replacements on a case-by-case basis. The following will provide guidance to residents as well as to the current and future ARB.

5. An application is **required** for installation of replacement windows and doors (patio, sliding, etc.), regardless of location on the exterior of the home; front, rear, or side. Windows and doors must match the original design, color, and appearance (e.g., panes or mullion, color, double-hung, picture); however, windows of another color (white, beige, brown, or trim color (when already existing)) may be approved on a case-by-case basis. A list of potentially accepted colors for window replacements is shown in the table below.

6. The trim/capping around windows and doors must match or be painted to match the original trim color of the house. White frames or capping (e.g., vinyl) will not be approved unless the trim of the house is white; however vinyl capping is allowed in the color of the existing trim. Only the sash, stile, and muntin of a window will be allowed to differ from the trim color of the home.

7. The following information is required to be submitted with the application:

- a. Complete description of the window color (what the current window color is and the color that is being requested – even if they are the same).
- b. A “color chip” or sample of the proposed window color.
- c. Sample of the proposed window frame (capping or wood) which should identify color, style, and material.
- d. Picture of exterior of home/window to show current color and design.
- e. Information and/or pictures of the present color scheme(s) of the unit(s) immediately adjacent to that of the applicant’s. (Any color change will be considered in relation to the colors of the adjacent units.)

8. Additional photographs or manufacturer brochures may be submitted to further explain the proposed modifications. Inclusion of a site plan with the application is not necessary.

9. In reviewing the applications for replacement windows, the ARB will be considering the color of the window, adjacent trim and overall home appearance.

10. The following table shows the potentially accepted colors for window replacements by street/builder. Again, all window replacement proposals must be submitted to the ARB for approval prior to installation and matching to this chart does not guarantee approval.

The effective date of this Resolution shall be the 30 of May, 2013.

FAIR WOODS HOMEOWNERS ASSOCIATION

By: *Pamela Gilmore*
President

CERTIFICATE OF MAILING

I hereby certify that the foregoing Policy Resolution No. 2013-02 concerning the Rules Regarding Replacement of Windows was mailed to all Members of the Fair Woods Homeowners Association to the addresses of record on this 28 day of

June 2013.

Tamara Padgett
Tamara Padgett, Community Manager

FAIR WOODS HOMEOWNERS ASSOCIATION

POLICY RESOLUTION NO. 2013-___

Duly adopted at a meeting of the Board of Trustees held May 30.

Motion by: Joe McDonald Seconded by: John Muro

	VOTE:			
	YES	NO	ABSTAIN	ABSENT
<u>Pamela Gilmore</u> President	X	___	___	___
<u>John Muro</u> Vice President	X	___	___	___
<u>Joe McDonald Jr</u> Treasurer	✓	___	___	___
<u>Mike Tully</u> Secretary	X	___	___	___
_____ Director	___	___	___	___

Attest: Mike Tully
Secretary

Date: 5/30/13

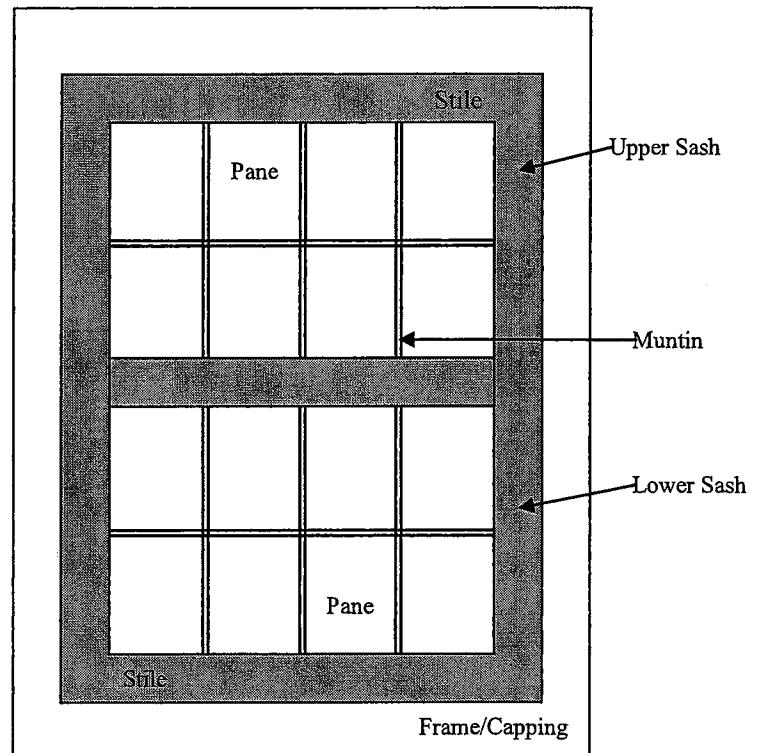
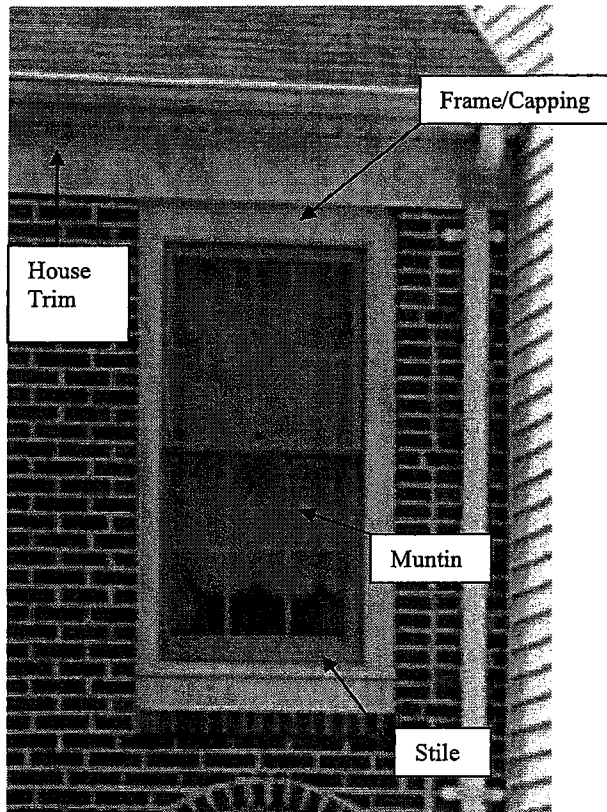
2013 Approved Window Colors and Styles

Street Name	Builder	Original Window Colors	Accepted Window Colors	Window Style
Acorn Ridge Court	Batal	Tan	Tan White	No panes
Alder Woods Court	Batal	Gray	Gray White	No panes
Alder Woods Drive	NV Homes	Beige Trim Color	Beige Trim Color (if existing) White	With panes
Burning Bush Court	Weyerhauser (Scarborough)	Brown	Brown Beige White	With panes
Collis Oak Court	Milton	Beige Trim Color	Beige Trim Color (if existing) White	With panes
Corkwood Place	Stanley Martin	Beige Olive Green	Beige Olive Green White	With panes
Garland Tree Court	Batal	Tan	Tan White	No panes
Fanleaf Court	Batal	Gray	Gray White	No panes
Flatwood Circle	Batal	Tan White	Tan White	No panes
Marcum Court	Stanley Martin	Beige Olive Green	Beige Olive Green White	With panes
Mohr Oak Court	NV Homes	Beige Trim Color	Beige Trim Color (if existing) White	With panes
Rosebay Court	Weyerhauser (Scarborough)	Brown	Brown Beige White	With panes
Sweet Leaf Terrace	Halle	White	White	With panes Some bay windows w/out panes
Tallow tree Court	Weyerhauser (Scarborough)	Brown	Brown Beige White	With panes

Tallow Tree Place	Weyerhaeuser (Scarborough)	Brown	Brown Beige White	With panes
Waythorn Place	NV Homes	Beige	Beige White	With panes
Zelkova Court	Stanley Martin	Beige Olive Green	Beige Olive Green White	With panes Quarter round windows

*Note: Some Batal units do have panes on doors, but windows do not have panes.

Description of Window Parts



Frame/Capping – The framing around a window (e.g., wood or vinyl).

Mullion – The vertical piece (e.g., wood) dividing a window or other opening

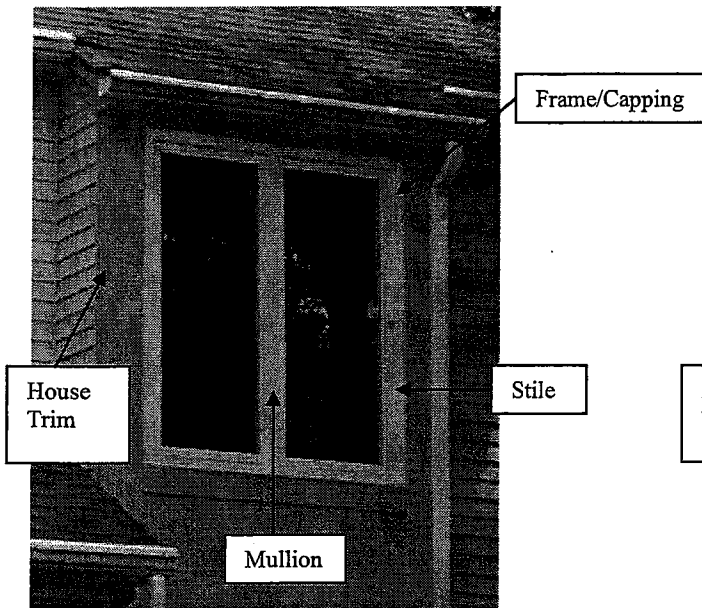
Muntin – A strip of wood or metal separating and holding panes of glass in a window.

Stile – A vertical member of a panel or frame, as in a door or window sash

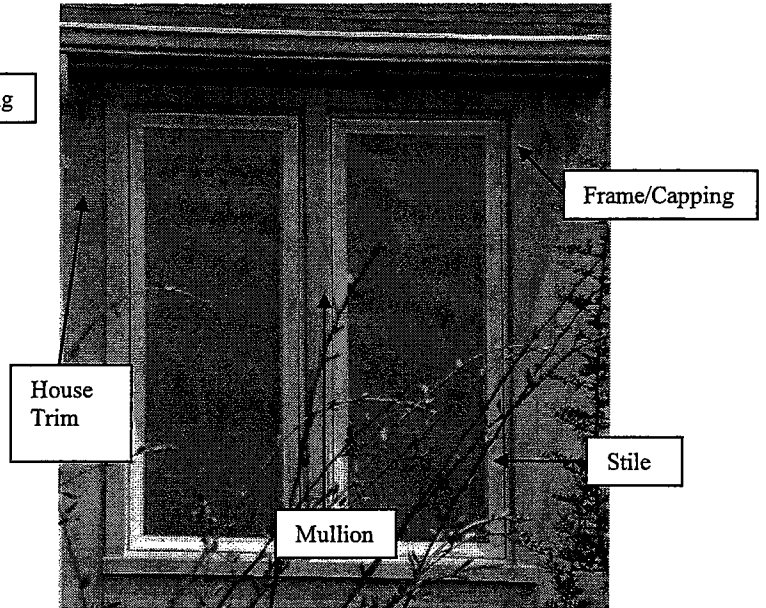
Trim – The exterior ornamentation, such as moldings or framework, on a building

Sample Windows

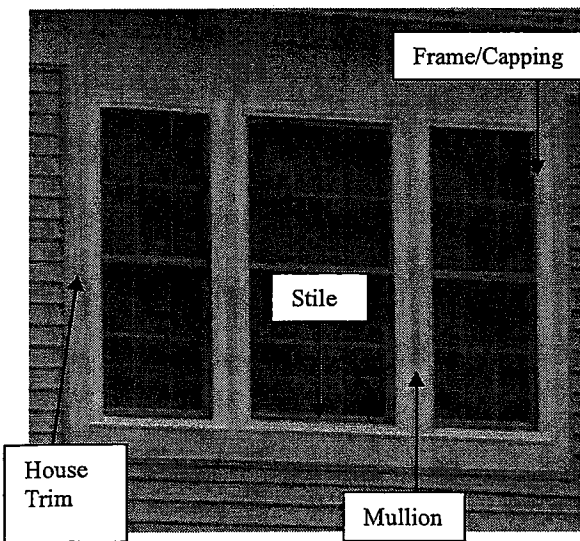
Incorrect



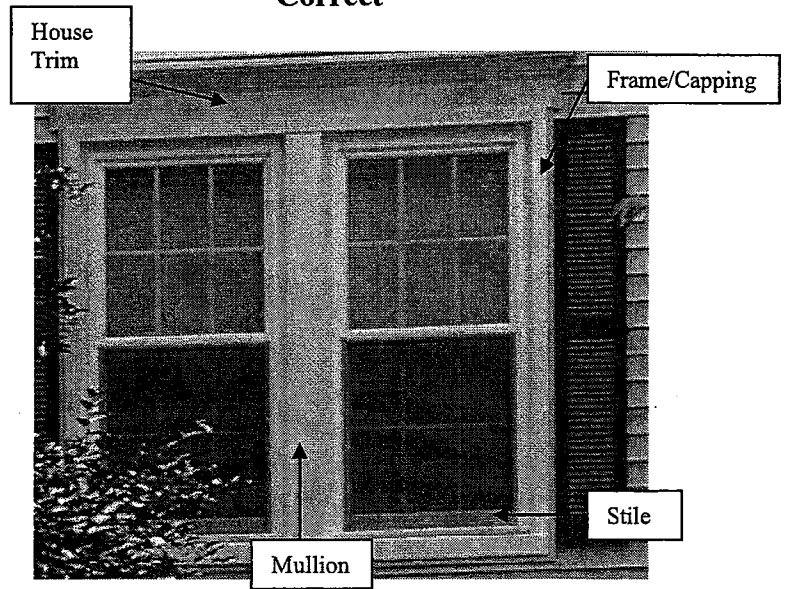
Correct



Incorrect



Correct



The above windows are shown only as examples, and are not intended to guarantee approval or disapproval of an application. Window replacements will be evaluated on a case-by-case basis.