



1. SCOPE AND APPLICABILITY

- 1.1. Windows and doors are the responsibility of Co-owners to repair or replace, subject to written Board approval for architectural impact, building code considerations and impact on Association maintenance. Once adopted by the Board, these Specifications are made part of the Rules and Regulations of BHPCA and are to be provided to and followed by all Co-owners. Co-owners in turn are to provide this to their window/door vendors to be made a part of proposals and contracts. Violations, including failure to seek prior approval, are subject to the remedies and penalties outlined in the By-laws. Co-owners may seek proposals from any of a number of vendors which MGMC has on file.
- 1.2. “Type Approval” has been granted for a select few brands/series of replacement products, subject to review and approval of individual proposals by the Board. Specifics are listed for Configuration, Tint, Exposed Glass Area, Grill Bars, and Screens.
- 1.3. Installation practices and finishing materials affect the architectural, code, and maintainability of windows and doors and as such need to be spelled out in detail in the Co-owner proposals.
- 1.4. In some cases, notably bedroom windows and whenever a “full-frame” type window is not specifically called out on the proposal, the window/door installer may be required to obtain a Building Permit from Northville Township.

2. GENERAL CONSIDERATIONS

2.1. MAINTENANCE AND REPAIRS

- 2.1.1. Windows and Doors with Exterior Wood Surfaces require vigilant inspection and maintenance. Wood front door staining and window/doorwall wood rot repair are Co-owner responsibilities. If not remedied by the Co-owner within 60 days of written notice, the Association may repair the damaged wood and bill the Co-owner.
- 2.1.2. Windows and doors may be repaired with segments or sub-assemblies made of same materials and shapes as the originals without requesting approval from the Board. Exterior surfaces must be primed and finish painted/stained within a week of installation, or the Association may complete the repair and bill the homeowner.
- 2.1.3. The sealing, sash wood profile and latching systems for BHP original Weathervane windows and doors were changed by the builder or the manufacturer at least twice between Phase I and Phase III. Care must be taken to assure that repairs are made with the exact same wood profiles and seals configuration as original for the specific building. Alternatively, all sashes on any one elevation of the unit may be updated to a later design level at the same time.

2.2. REPLACEMENT

- 2.2.1. Windows, doorwalls and storm/screen doors may be replaced by Co-owners for any reason subject to these Specifications. Replacements should be proposed and implemented such that windows immediately beside or above each other on the same facade are the same brand. Example of “beside” would be the kitchen and front bedroom (den) windows on end units, and all bedroom/foyer windows on the front upper level of any unit. Example of “above” would be the living room window and the bedroom window above on interior units. This requirement does not apply to doorwalls under or on balconies or to garage windows.

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3. PRODUCT "CATALOG" REQUIREMENTS

- 3.1. **BRANDS/COLORS – “TYPE APPROVED”**, meaning the product brochures, specifications and installations of these brands/colors have been reviewed by the Board, and subject to review of each individual proposal and meeting the further specifications below, the Board is likely to approve such proposals.
- 3.1.1. ANDERSEN (new construction type) vinyl clad wood 200 or 400 SERIES in SANDTONE color doorwalls and windows have been previously approved, and in light of professional opinions that this is one of the best windows available, is still approved, despite imperfect color match to BHP exterior paint.
- 3.1.2. MARVIN vinyl or aluminum clad wood doorwalls and windows in CASHMERE extra cost color is approved and recommended. STANDARD COLORS MAY NOT BE USED.
- 3.1.3. PELLA aluminum-clad wood (PROLINE, or DESIGNER SERIES) doorwalls and windows, depending upon availability of correct sizes, in TAN color have been previously approved.
- 3.1.4. "RENEWAL BY ANDERSEN" (replacement type) products have previously been installed by some Co-owners. DOORWALLS of this brand are the same as “new construction” Andersen, and are TYPE-APPROVED in SANDTONE color. All Andersen DOORWALLS are constructed of treated wood with molded-in color PVC exterior cladding.
- 3.1.4.1. “RENEWAL BY ANDERSEN” (replacement type) WINDOWS of this brand are completely different in materials and construction from “new construction” Andersen, and there are more installation variables. Whereas “new construction” Andersen windows are made like Andersen doorwalls of solid wood, “Renewal” windows are made of Fibrex (60/40 polymer/wood fiber) hollow extrusions with color cladding applied in the mold. Both windows and doorwalls MAY have been previously approved, but no record can be found that specifically refers to "Renewal by...". Furthermore, in some cases, the outer wood frame of the window was not removed, and a smaller window “insert” unit was installed. This has resulted in smaller unobstructed glass area, with the following concerns:
- Adequate bedroom egress
 - Bulkier look of over-sized mulling boards between sashes
- 3.1.4.2. For these reasons, any Co-owner intending to request approval for "RENEWAL BY ANDERSEN" windows is warned that all framing must be removed except the 2x4 rough opening members -- i.e., specify a “FULL FRAME window assembly”, not an “INSERT”. Type approval for this brand is conditional upon receipt and acceptance of a more detailed design proposal including overall size of each window along with the size of the rough opening or specific callout of full frame configuration.
- 3.1.5. PULLUM WINDOWS These windows were given provisional approved November 2006.
- 3.1.6. TRAPP is the only approved FRONT ENTRY STORM/SCREEN DOOR manufacturer for our unique 38” size opening. This door shall be the 100 model (full glass, full screen, narrow frame), or 108 model (small panel below glass/screen in lieu of the narrow bottom frame, otherwise same as 100). Glass shall be either all clear, or the clear Borderlite style. Self Storing door is not permitted. Handles may

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be Classic button over handle or Eternity (lever style) in brass or Satin (nickel) to match other hardware in the front entry. A kickplate or brass bottom rail applied to the exterior shall be permitted. Finish shall be compatible color with window frames on front elevation of unit as follows: "Herringbone" is the required color for Units with painted wood, and/or Marvin (Cashmere baked on color) windows and is preferred for all other windows. However, "Sandtone" is optional for Units with Andersen; and "Trapp Beige" is optional with Pella. New installations shall provide suitable thickness siding-color painted blocking behind pre-hung fixed-frame installations to enable bottom sealing across the top surface of the threshold. A screen support bar of 3/4" maximum vertical thickness should be installed at a convenient interior push open height.

- 3.2. **CONFIGURATION** shall be the same as original window (number of panes, opening style). The three section French door may be alternatively replaced with 3 section slider. The dormer window above the entry foyer in Cape Cod units may be replaced with fixed pane if desired. Bedroom casement and double-hung windows should not result in narrower than original clear opening for egress at maximum opening.
- 3.3. **CLEAR OPENING** - Northville Twp enforces the Michigan Residential Code R303-310. Presently this code requires all the following minimums be met for the clear opening of bedroom windows:
 - 3.3.1.1. 5.7 square feet area, 20" width, and 24" height
 - 3.3.2. According to the Township Building Department, the above requirements will be enforced despite Appendix J, AJ401.2 p523 of 2000 year Code, which says, "DOOR AND WINDOW DIMENSIONS: Minor reduction in the clear opening dimensions of replacement doors and windows that result from the use of different materials shall be allowed whether or not they are permitted by this code."
- 3.4. **TINT** - Glass shall be clear or "Lowe", but without tint or reflective coating that would block more than 10% of visible light other than that intrinsic in the "low-e" feature.
- 3.5. **EXPOSED GLASS AREA** of each sash shall be no more than 1/2 inch narrower and 1 inch shorter than original Weathervane.
- 3.6. **GRILL BARS** (Mutton Bars), similar to original Weathervane, shall be provided for street and side elevations. Grill bars under 1/2" width shall be painted in dark flat-finish BROWN, gray, bronze, or Andersen Terratone. Grill bars 1/2" to 3/4" width may alternatively be painted in color to MATCH the window sash/framework. Grill bars over 3/4" shall not be used. Andersen SANDTONE and Pella black color grill bars are grandfathered, but if removable, may be repainted by the Co-owner to match the window sash/framework. These must give the look of dividing the glass into panes of the roughly the same size and no more than one extra row vs. the original. Grills may be either fixed within the insulated glass assembly (GBG) or inside-removable (REM, or REM GBG).
- 3.7. **SCREENS**, if provided, shall be unobtrusive in color and finish, and screen frames shall have inside dimensions not smaller than the unobstructed glass area.

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4. INSTALLATION REQUIREMENTS

- 4.1. FRAMING - Original window or doorwall shall be completely removed down to the rough framing members. New window unit as delivered before installation shall be no less than 1.5' smaller than the resulting opening and satisfy the Northville Township requirements relative to the Michigan Residential Building Code R310 requirements for clear opening for bedroom emergency egress. (See CONFIGURATION section above.)
- 4.2. EXTERIOR TRIM MOLDINGS surrounding the windows shall:
- 4.2.1. Preferably be of "BRICK MOLD" profile, or,
 - 4.2.2. If that is unavailable, a thin BOX CASING profile of pre-painted aluminum strip matching either the window color or primed and prepped to accept BHP opaque stain.
 - 4.2.3. Either type shall be fitted under the dripcap, and shall not extend more than 3/4" off of surrounding siding on each side.
 - 4.2.4. PLAIN BOX CASING, if used, shall not exceed 1.5" in face width for small windows such as those over the garage, nor 2.5" for larger windows on the main level and lakeside upper level. [I believe we have many that do not meet this now, especially half-moon and "Renewal"].
 - 4.2.5. HALF-MOON casings of either type shall be fabricated to appear to be from one piece, not cut and lapped with the appearance of many pieces of sheet metal.
- 4.3. CAULK shall likewise match sash cladding or BHP paint color.
- 4.4. DRIP CAP / TOP FLASHING extending from under the siding above the window shall be used to cover any caulk joint at top of the exterior trim/frame.
- 4.5. NOTIFICATION OF COMPLETION – Co-owner shall notify the Property Manager (currently MGMC) upon completion of any phase of window/door installation for inspection of compliance to these Specifications. Notification may be by phone to MGMC at (248) 745-7100.

4. GRANDFATHERING REQUIREMENTS

- 4.2. Co-owners are obligated by BHPCA Bylaws to seek and obtain written permission from the Board to replace windows and doors. Written permission is not required for repair with like kind.
- 4.3. Co-owners with prior installations not covered by a written Board approval specific to their Unit and which do not comply with this Specification must retroactively request and receive written dispensation from the BHPCA Board or face continuing and escalating fines or other corrective remedies after this Specification is approved as an Association "Rule".
- 4.4. Replacement windows and doors with non-approved color cladding shall be painted and maintained at Co-owner expense. The Association may at its discretion paint these windows/doors and bill the Co-owner.