SPECIFICATIONS FOR WINDOWS/SCREENS & PATIO/BALCONY DOORS

PART 1. GENERAL

1.1 Doors and windows/screens must be vinyl and the same configuration as the original windows/screens and doors to maintain uniformity in the exterior appearance of all units and buildings, except for, the 2-lite Horizonal Roller (61" x 105") window in the Villas which can be replaced with a 3-lite window.

1.2 Any window or sliding glass door replacement requires permitting and inspection by the City of St. Petersburg. Replacements must meet city code requirements including being impact resistant for all villa units and units on floors 4 through 6 of the tower.   Units on floors 7 through 12 of the tower that have (installed after 2005 and approved materials) or are installing current code compliant hurricane shutters, may install windows and sliding glass doors which are not impact resistant but must still comply with city wind load code requirements and inspections.

1.3 All new windows and doors must be standard low-e for UV protection and energy efficiency.

1.4 Door and window/screen frames must be bronze on the outside to match the existing frame color. Interior color may be chosen by the unit owner.

1.5 No reflective film or other type of window treatment may be applied on the inside or outside of any unit without the prior consent of the Association.

1.6 All curtains, blinds, shades, or other window coverage of any type installed in all exterior windows of any unit must have a white colored surface, or lining, facing the outside.

1.7 Screens for door and windows must be bronze.

PART 2. INSTALLATION

2.1 All installations require the submittal of an Alteration Request form with review and approval by the Board of Directors.

2.2 DO NOT install balcony door and window tracks directly on top of the pre- existing concrete slab and/or tile. These tracks should be set in a proper sealant to prevent future water intrusion.

2.3 All exposed bolts, nuts, washers, and anchors must be stainless steel or aluminum (non-rusting).