

WaterCrest Condominium Association Inc.

Window & Sliding Glass Door Replacement Protocol

General:

- 1. The unit owner must submit an Architectural Modification Application Form for approval by the Association. The submission must include all applicable attachments, i.e., vendor proof of licensing, Certificate of Insurance, etc. A copy of the Manatee County Permit must be provided once the Application Form is approved to move forward.**
- 2. The unit owner must receive approval of the Architectural Modification Application Form prior to the commencement of any work.**
- 3. The unit owner is to coordinate all work with the contractor, and the Association's manager.**

Replacement Window and Sliding Glass Door Design Criteria:

- 1. Frame Color: White**
- 2. Glass Tint: Grey with Low "E"**
- 3. Appearance: Muntin Type and style to maintain existing window appearance. Muntin size either 1/2 or 3/4 inch.**
- 4. Code Compliant: Must be impact-resistant glass meeting current Florida Building Code for Glazed Opening Protection. (at the time of application)**
- 5. Type: Owner may choose single hung or double hung style window.**

Installation:

- 1. All windows and sliding glass doors are to be installed in strict accordance with approved shop drawings and the manufacturer's printed instructions in a plumb, square, level and straight manner.**
- 2. WaterCrest buildings utilize post-tensioned construction methods. Installers shall exercise extraordinary care in drilling into slab to avoid damaging cables,. Cost to replace damaged or broken cables are the responsibility of the contractor and the unit owner.**

3. Where aluminum surfaces are in contact or fastened to masonry, concrete, wood, or dissimilar metals, except stainless steel or zinc, the aluminum surface shall be protected from dissimilar materials and confirm to industry standards.
4. Penetrations are to be sealed to prevent moisture from entering building. The Association will not be held responsible for water damage to any building unit resulting from window and sliding glass door installation methods. Owners can be held responsible for such water damage.

Compliance:

1. The WaterCrest Condominium Association, Inc. Declaration of Condominium sections 11.4 (f) and 11.5 will govern.
2. Final inspection to be performed and approved by local building department to assure compliance with the permit and building codes.
3. The Association shall perform a final inspection for compliance and damage.

Insurance:

Window and/or sliding glass door installer will provide an insurance certificate naming WaterCrest Condominium Association, Inc. as additionally insured. No work is to take place until the insurance certificate is received by the Association and so acknowledged by the Association in writing.

Permit:

A permit shall be obtained from the local building department before any sister work commences. A copy of the building permit is to be provided to the Association before work commences.

Pricing:

Unit owners are responsible for negotiating their own purchase agreements, which must be in compliance with this document.