



Fairlington Villages, A Condominium Association

Replacement Residential Window Standard Policy

As outlined in the Chart of Maintenance Responsibilities (dated September 15, 2015), all unit windows and window openings (excluding sidelights which are part of the door system) are the responsibility of the homeowner. The Association reserves the right to correct or replace any new windows that have been improperly installed or do not meet the approved specifications at the unit owners' expense. Homeowners are responsible for repairs to all rotten wood, removal and replacement of caulking, and replacement of capping. The unit owner is responsible for all damages to the unit and/or common elements resulting from improper installation. Installation will be performed by a licensed professional contractor. The following are the Association requirements for replacement of windows in residential units.

- Window frames, grids and capping will be white
- The window opening may not be adjusted inward, outward or enlarged by any devices to allow the use of standard sized windows
- Glass will be clear on all windows; white or colored glass will not be permitted
- Windows will have beveled edge grids with a minimum width of 7/16" and a maximum width of 3/4"
- Windows will be 1H2V (one horizontal; 2 vertical) which equates to six over six
- Capping around windows must be PVC textured aluminum coil or vinyl. (Homeowners are *encouraged* to have their contractor install the window capping in such a manner as to provide a "reveal edge" or a "recessed edge" between the capping and the brick. This will allow for the installation of a proper caulking joint.)

Five styles of basement windows are permitted for installation in the basement level of town homes and ground level apartments in multi-unit buildings, depending upon which of the two (2) window sizes is involved:

- Slider Windows. Two light; one fixed and one operating sash (single vent style) or two operating sashes
- Awning Windows. Top hinged to swing out horizontally from the bottom
- Hopper Windows. Bottom hinged to swing in horizontally from the top
- Double-hung Sash Window
- Double-hung Sash *Hinged* Casement Window. Entire window (otherwise appearing to be a double-hung window with two operating sashes) swings open from either left to right or right to left.

See examples of the five styles in attached Appendix I.

Storm windows shall have clear, translucent glass, and frames will be white, made of aluminum or vinyl. Screens shall have white frames made of aluminum or vinyl

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Appendix I

Examples of the Five Lower Level / Basement Window Styles Permitted



Slider
One fixed and one operating sash; or
Two operating sashes



Awning
Top hinged to swing out
horizontally from bottom



Double-Hung Sash



Hopper
Bottom hinged to swing in horizontally
from the top



Hinged Double-Hung
Faux Sash
Entire window swings open
from either side