

# WASHINGTON PARK CONDOMINIUMS ARCHITECTURAL GUIDELINES

1. Windows and patio/balcony sliding door replacement.
2. Through the wall air conditioner sleeves.
3. Front door replacement and painting.

## **Application & Approval Procedures:**

(1) Each condominium unit owner requesting to install windows, patio/balcony doors, through the wall air conditioner sleeves or front doors shall obtain a copy of the Association's architectural Guidelines and Specifications and shall agree to abide by these specifications.

(2) It is understood that any contractor doing work shall: have sufficient Liability Insurance, have Worker's Compensation Coverage, and be a licensed contractor in the state of Mass. It is further understood that the contractor's work will comply with the specifications contained herein and with all applicable local & state building codes.

(3) The contractor's Certificate of Liability Insurance, (b) Worker's Compensation Coverage, and (c) the Contractor's license shall be submitted to the association before any work is to commence.

(4) The Association will have thirty (30) days from the date of said request to approve or modify said request in writing.

## **Responsibility:**

1. Each unit owner is responsible for all costs relating to the installation & maintenance of the proposed windows and patio/balcony doors.
2. The association is responsible for all cost related to the purchase and installation of through the wall AC sleeves and the installation and painting of all front doors.

### **Window and patio/balcony door design guidelines and specifications:**

1. All windows and patio/balcony sliding doors must match the existing window style.
2. All window frame and sash must be white in color.
3. Window/door tinting is Not acceptable.

### **AC Sleeve Design Guidelines and Specifications:**

All AC sleeves will be purchased and installed under the direction of the management company. The unit owner is responsible for any interior painting/molding as the installation of a new sleeve would most likely require carpentry/painting to match the existing decor. The exterior of the sleeve will be painted and the color (sand) matched to the existing brick. Installations requiring removal of brick will be regouted and new brick installed to maintain the existing architectural integrity. AC sleeves will be installed by Wildwood Inc under the direction of GBP. Front unit doors will be installed under the direction of GBP.

### **Front Door Replacement and Painting:**

All Front doors will be purchased and installed under the direction of the management company. The new door will match the style and color of the existing (original) door.

### **Authorized Material**

Window and Doors must be of comparable grade to those manufactured by Anderson Windows, Pella Inc., or Marvin Windows. Owners may select an authorized contractor of their choice as indicated on the attached request form.

WASHINGTON PARK CONDOMINIUM  
ARCHITECTURAL CONTROL REQUEST FOR WINDOW AND  
PATIO/BALCONY DOOR REPLACEMENT

DATE \_\_\_\_\_

The Architectural Control Request Form must be submitted with all necessary information and signatures prior to approval.

Owner's Name(s)(print): \_\_\_\_\_ Telephone: \_\_\_\_\_

Building Number: \_\_\_\_\_ Unit Number \_\_\_\_\_

In accordance with the Declaration of Covenants, Conditions and Restrictions referred to in the deed covering the property described above, I/we apply for written consent to replace the existing windows(s) and/or patio/balcony door (Check appropriate).

Approval for replacement of existing windows/door must be given prior to any contractual agreements. Contractual agreements and all replacement costs are the sole responsibility of the Unit Owner. Contracts for replacement of windows and/or doors will be made with

Contractor: \_\_\_\_\_

Address/contact \_\_\_\_\_

Liscence # \_\_\_\_\_

WINDOW/DOOR REPLACEMENT (Check **each** item that will be replaced)

- A. Den Windows
- B. Master Bedroom Windows
- C. Second Bedroom Windows
- D. Patio/Balcony Door

I/We agree to comply with Center Court Condominium Architectural Control Guidelines and the Window and Patio/Balcony Door Replacement Specifications. All replacements will retain original structural and appearance standards.

Unit Owner(s) \_\_\_\_\_

ACTION:

APPROVED    DISAPPROVED

By the Board of Directors

By \_\_\_\_\_

Date \_\_\_\_\_